

GENERAL NOTES

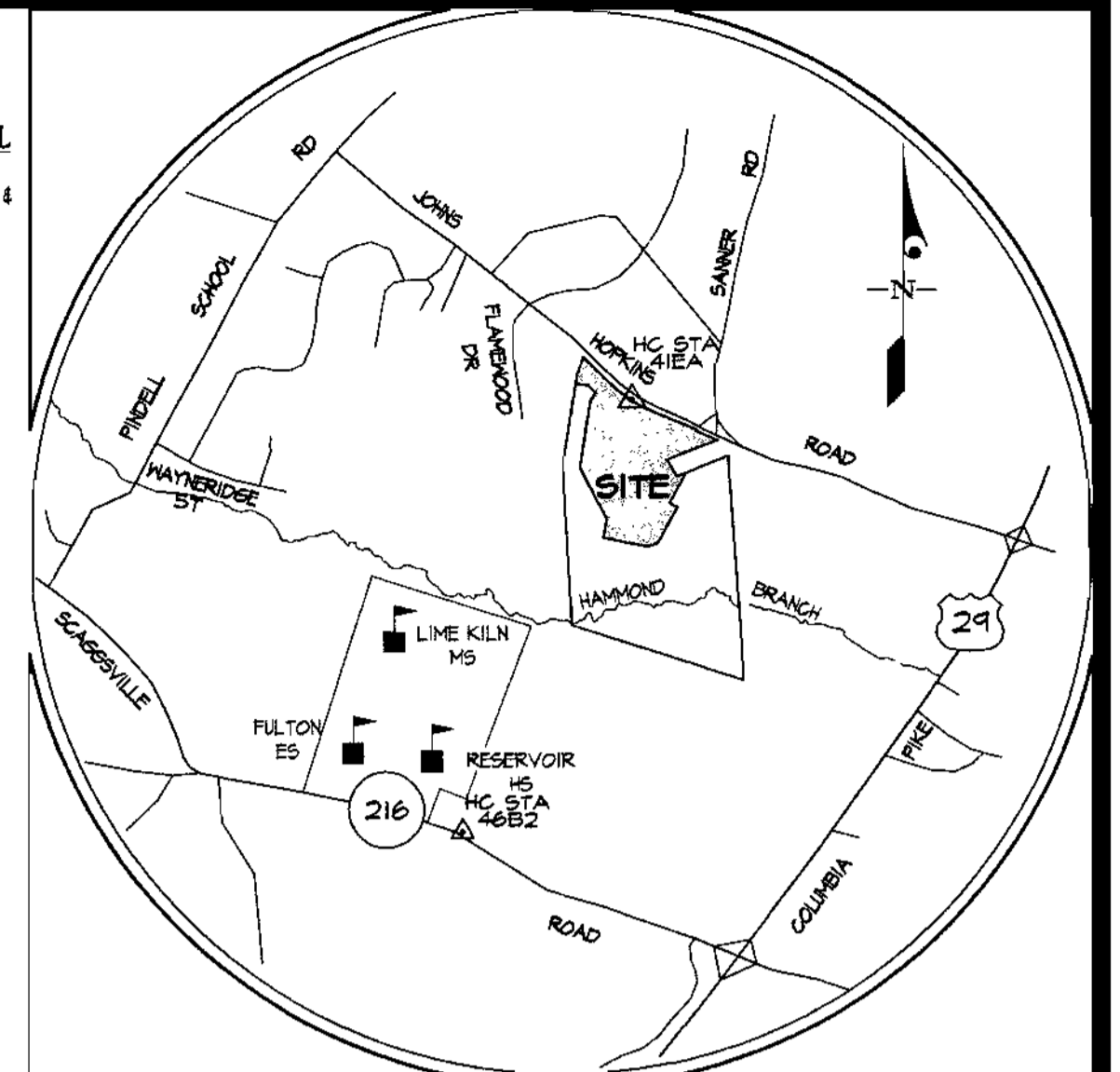
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 518-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-291-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 41
ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-495M (APPROVED ON 2-08-01), UNDERLYING ZONING IS RR-DEO
AREA OF BUILDABLE LOTS Nos. 18-21 & 36-39 FOR THIS SITE DEVELOPMENT PLAN. 0.85 ± ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. 5-01-17, ZB-495M, PB-355, MP-01-11, MP-05-02, P-05-01, AND P-05-10.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-03-10.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41 EA AND 46 B2.
- STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING TYPE P-2 WET POND PER F-05-10.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&S CONTRACT NOS. 24-4105-D). WATER METERS ARE LOCATED INSIDE THE SFD BUILDINGS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOOD PLAIN OR STREAM ON THE BUILDABLE LOTS (Nos. 18-21 & 36-39) SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE MIDTOWN DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOOD PLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-05-10.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 5 TO SATISFY 5-01-17 DEVELOPMENT CRITERIA F-03-10 AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 5.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (1-1/2" MIN.)
C. GEOMETRY - MAX. 18% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (GUTTERS/SIDING) - CAPABLE OF SUPPORTING 25 GROSS TONS (HS LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 19.22.2.a OF THE ZONING REGULATIONS AND THE APPROVED MUF DEVELOPMENT CRITERIA.
- BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 12B.1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN 5-01-17 APPROVAL PRIOR TO 11-3-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

MIDTOWN DISTRICT -- AREA 1: LOT Nos. 18-21 & 36-39 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL

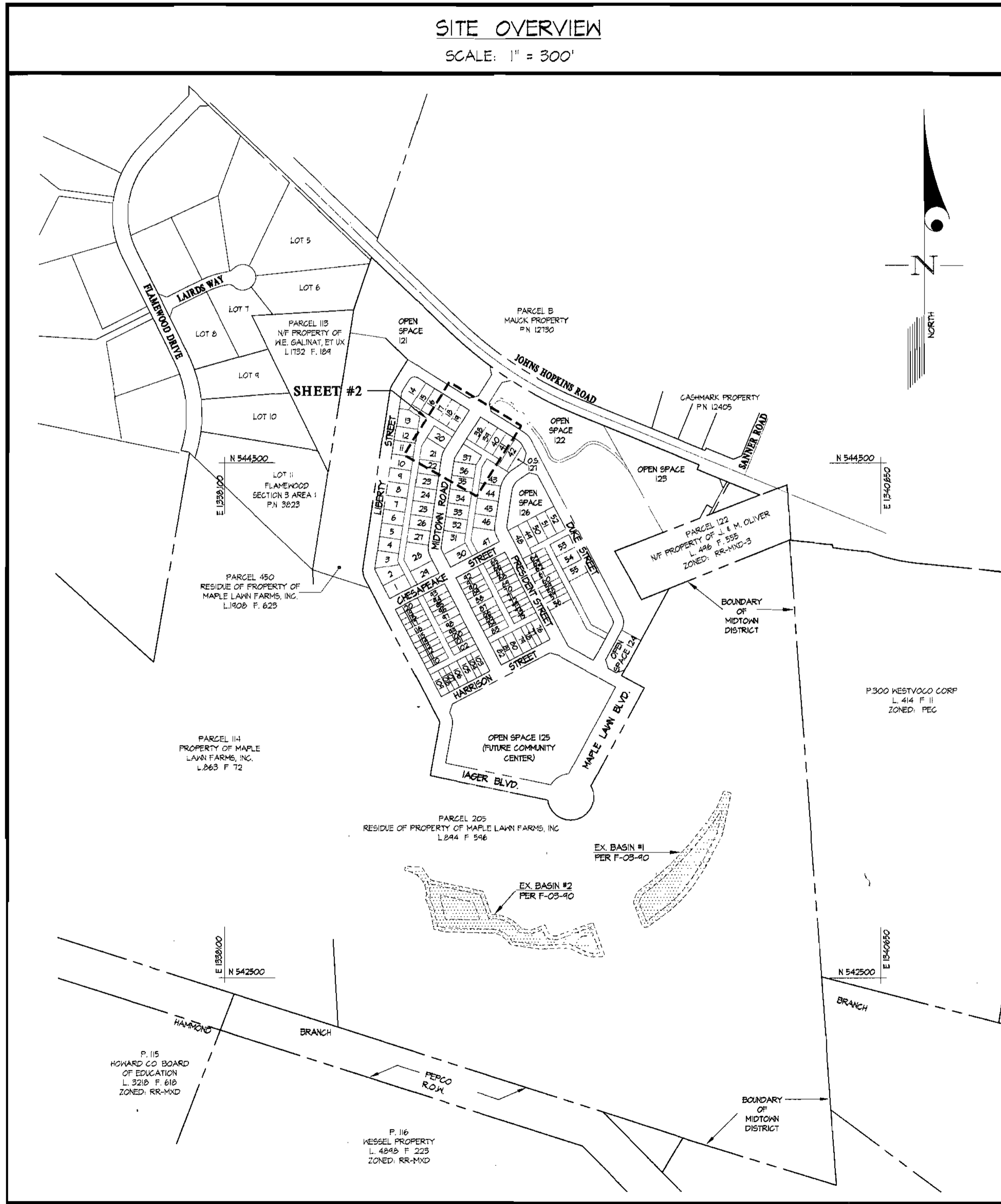
NAD83 HORIZONTAL DATA &
NVD83 VERTICAL DATA
41EA N 544825.809
E 135421.444
ELV. = 407.053
46B2 N 539487.1271
E 1351218.484
ELV. = 474.671



VICINITY MAP
SCALE: 1" = 2000'

SITE OVERVIEW

SCALE: 1" = 300'



LOT DEVELOPMENT DATA

- GENERAL SITE DATA
A. PRESENT ZONING: MXD-3
B. EXISTING & PROPOSED USE OF SITE: RESIDENTIAL SFD
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. 424-4105-D)
- AREA TABULATION
A. AREA OF BUILDABLE LOT FOR THIS SUBMISSION: 36.36 SF OR 0.231 AC. (LOTS 18-21 & 36-39)
B. AREA OF THIS PLAN SUBMISSION: 1.21 ACRES
C. AREA OF DISTURBANCE BY THIS SFD: 1.21 ACRES
D. NUMBER OF LOTS: 8 BUILDABLE
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL	MAX. BUILDING HT.
COTTAGE	18-19, 36-39	3600 SQUARE FEET	34 FEET	30 FEET
MANOR	20, 21, 36 & 37	4000 SQUARE FEET	40 FEET	30 FEET

COTTAGE AND MANOR LOT TYPES ARE BOTH SFD
- STRUCTURE SETBACKS PER 5-01-17 AND PLAT No. 16086

LOT TYPE	BLDG. HEIGHT*	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
COTTAGE	38' MAX	10' MIN.	4' MIN.**	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES
MANOR	38' MAX	12' MIN.	6' MIN.**	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES

* MEASURE AT THE MIDPOINT OF THE ROOF HEIGHT TO THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING.
** THERE IS NO SIDE SETBACK (O) FOR A GARAGE.
- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8' GARAGES HOWEVER MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 12B.1 APPLIES, EXCEPT FOR THE FOLLOWING:
• PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR TOWNHOUSES, COTTAGES AND MANORS. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND MANORS, WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS.
• STOOPS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
• GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 42" IN HEIGHT (FOR SFD AND 48" FOR OTHER RESIDENTIALS) ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- LANDSCAPE PLAN
- NOTES AND DETAILS

ADDRESS CHART

LOT No.	STREET ADDRESS
18	11205 LIBERTY STREET
19	11301 LIBERTY STREET
20	7622 MIDTOWN ROAD
21	7626 MIDTOWN ROAD
36	7636 MIDTOWN ROAD
37	7631 MIDTOWN ROAD
38	11500 DUKE STREET
39	11504 DUKE STREET

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David A. Loyd 3/15/04
 Director Date
Cindy Kamstra 3/12/04
 Chief, Division of Land Development Date
Charles M. ... 2/19/04
 Chief, Development Engineering Division MK Date

MILLER AND SMITH AT MAPLE LAWN L.L.C. OWNS LOTS 4-8, 14-21, 26-28, 32-34, 41-75, AND 110-120.
 MD MAPLE LAWN L.L.C. OWNS LOTS 1-3, 9-13, 22-25, 29-31, 35-46, AND 76-104.
 DEVELOPER OF MAPLE LAWN FARMS:
 G & R MAPLE LAWN, INC.
 1824 REISTERSTOWN ROAD, SUITE 410
 BALTIMORE, MD 21208
 PH: 410-864-8400
 ATTN: CHARLES O'DONOVAN

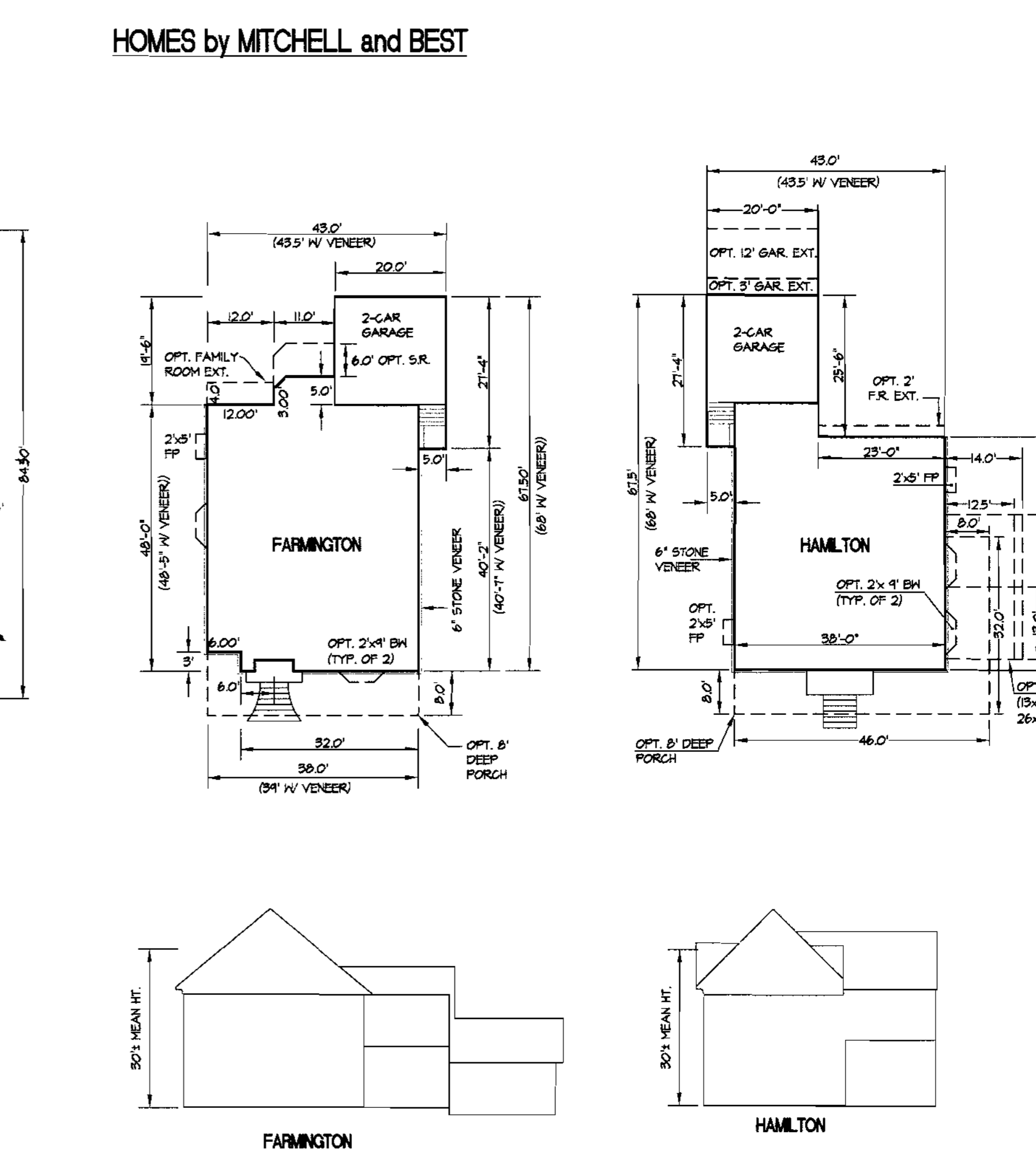
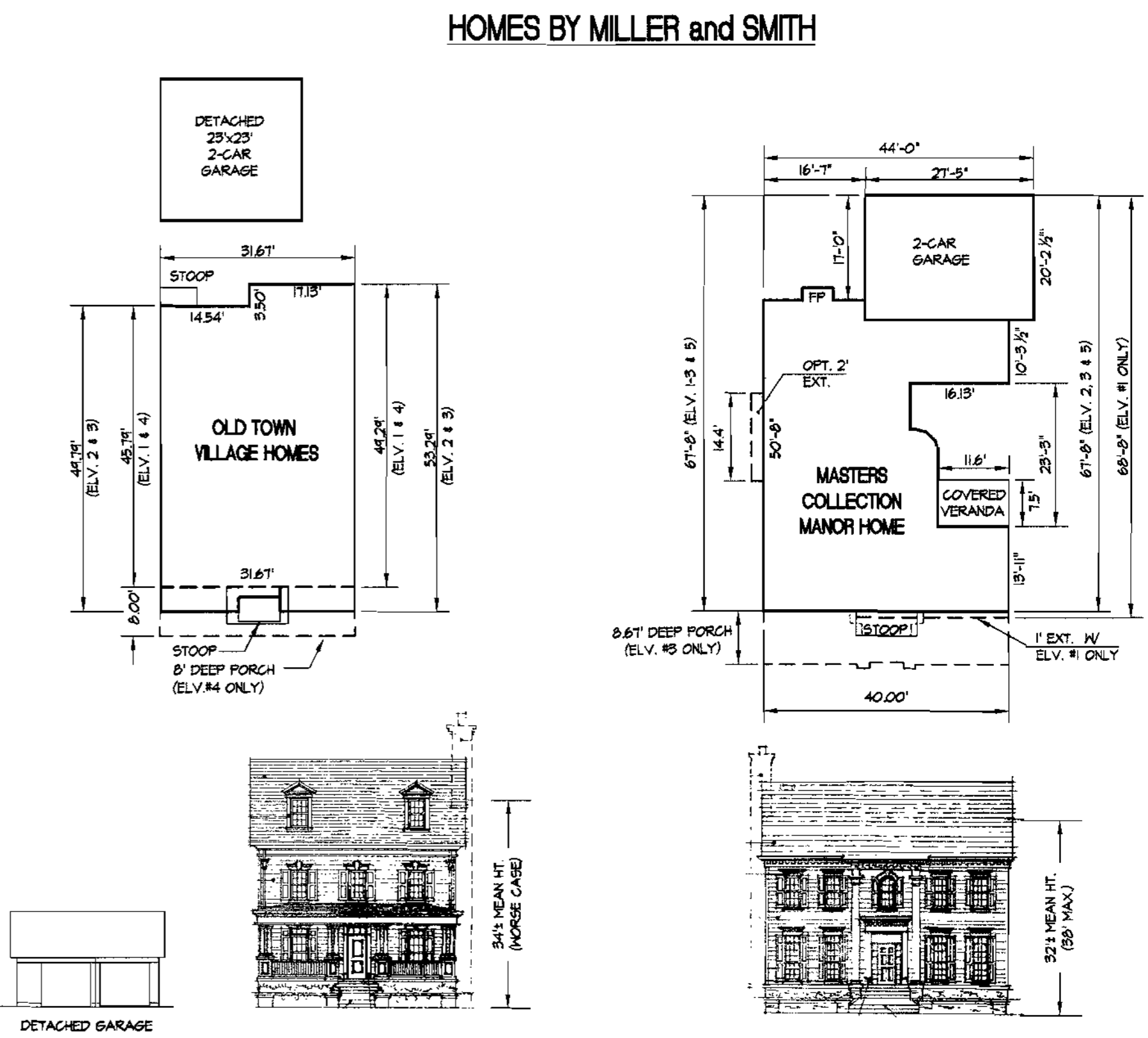
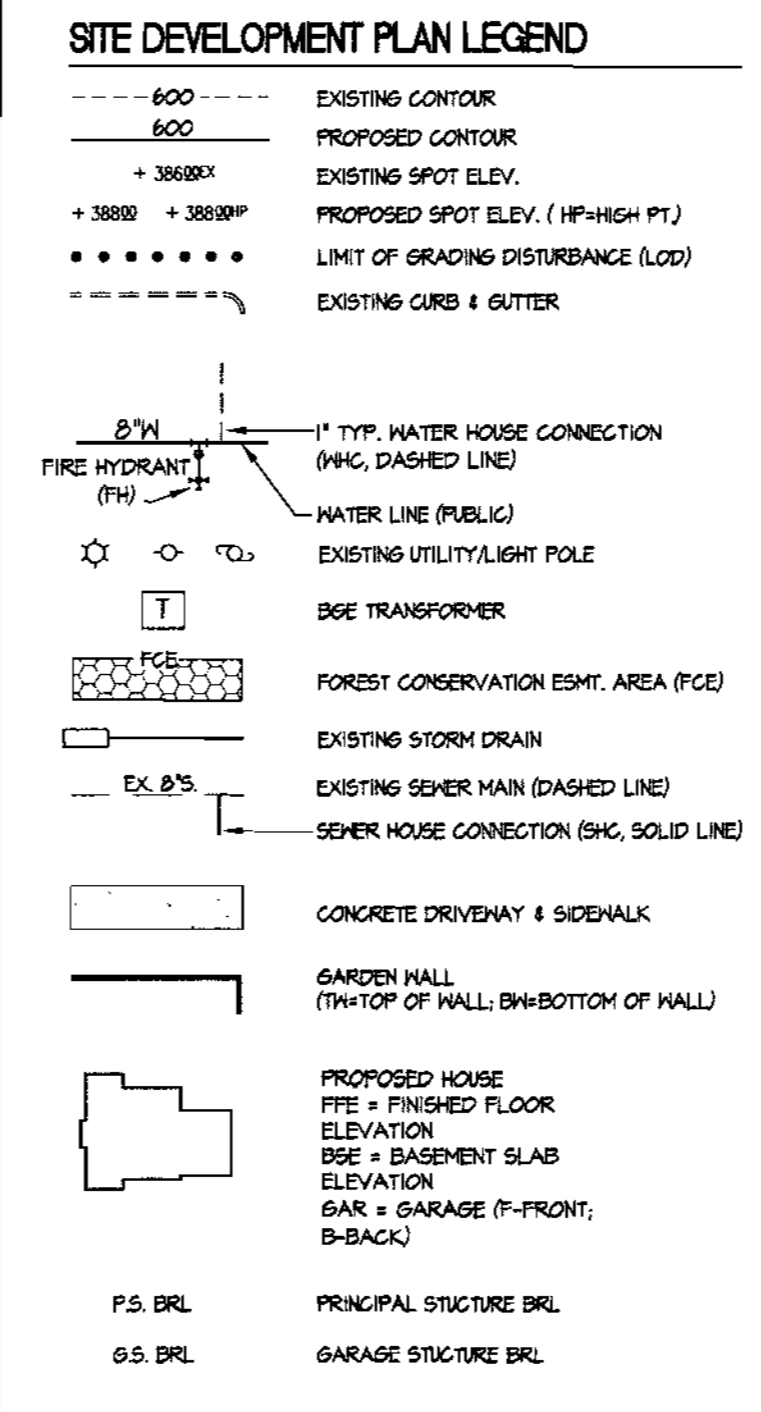
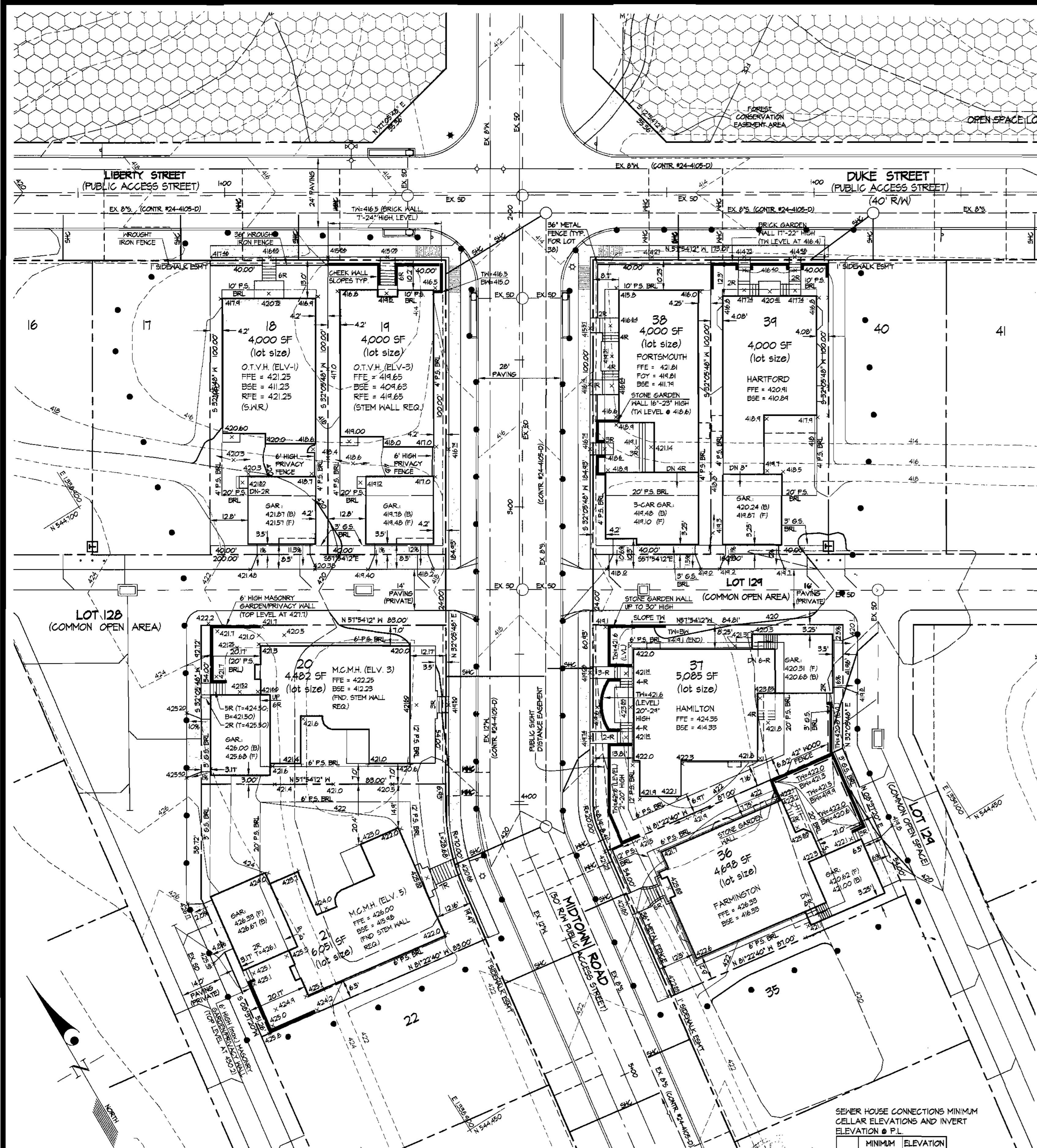
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTonsVILLE OFFICE PARK
 BURTonsVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 BUILDER/LOT OWNER:
 MILLER AND SMITH OF MAPLE LAWN, L.L.C.
 8401 GREENSPORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: (703) 821-2500 x 238
 attn: COLLEEN DWELLEY

BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1866 E. GUDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 752-9511 x 2101
 attn: JOHN DORGAN

COVER SHEET
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 1: LOT Nos. 18-21 & 36-39
 (SFD RESIDENTIAL USE)
 PLAT No. 16085 - 16088
 ELECTION DISTRICT No. 5

SCALE: AS SHOWN
 DATE: 23/FEB/04
 ZONING: MXD-3
 TAX MAP - GRID: 41
 G. L. W. FILE No.: 03013
 SHEET: 1 OF 6



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.

LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROF. LINE
18	411.04	407.64
19	407.20	403.74
20	413.13	404.55
21	415.65	412.24
36	414.51	410.60
37	415.51	404.54
38	406.64	403.30
39	406.62	403.10

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark S. DeLoach* 2/15/04

Chief, Division of Land Development: *David Hamilton* 2/16/04

Chief, Development Engineering Division: *Michael K...* 2/19/04

- NOTES:
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL INCH TO THE SUBJECT LOTS OF THIS S.O.P. ARE 1" PER CONTRACT #24-4105-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 - SEE THE CHART ON THIS SHEET FOR SHC INFORMATION. FOR LOT #20, THE PLUMBER SHALL VERIFY THE SHC INVERT (404.55) AT THE PROPERTY LINE AND EXTEND THE SHC UP THE HOUSE AT 125% (8 IS MIN) IN ORDER TO PROVIDE GRAVITY SEWER SERVICE TO THIS HOUSE.
 - ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 5 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 7419 FOLIO 242 THROUGH 366).

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-989-2524 FAX 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:

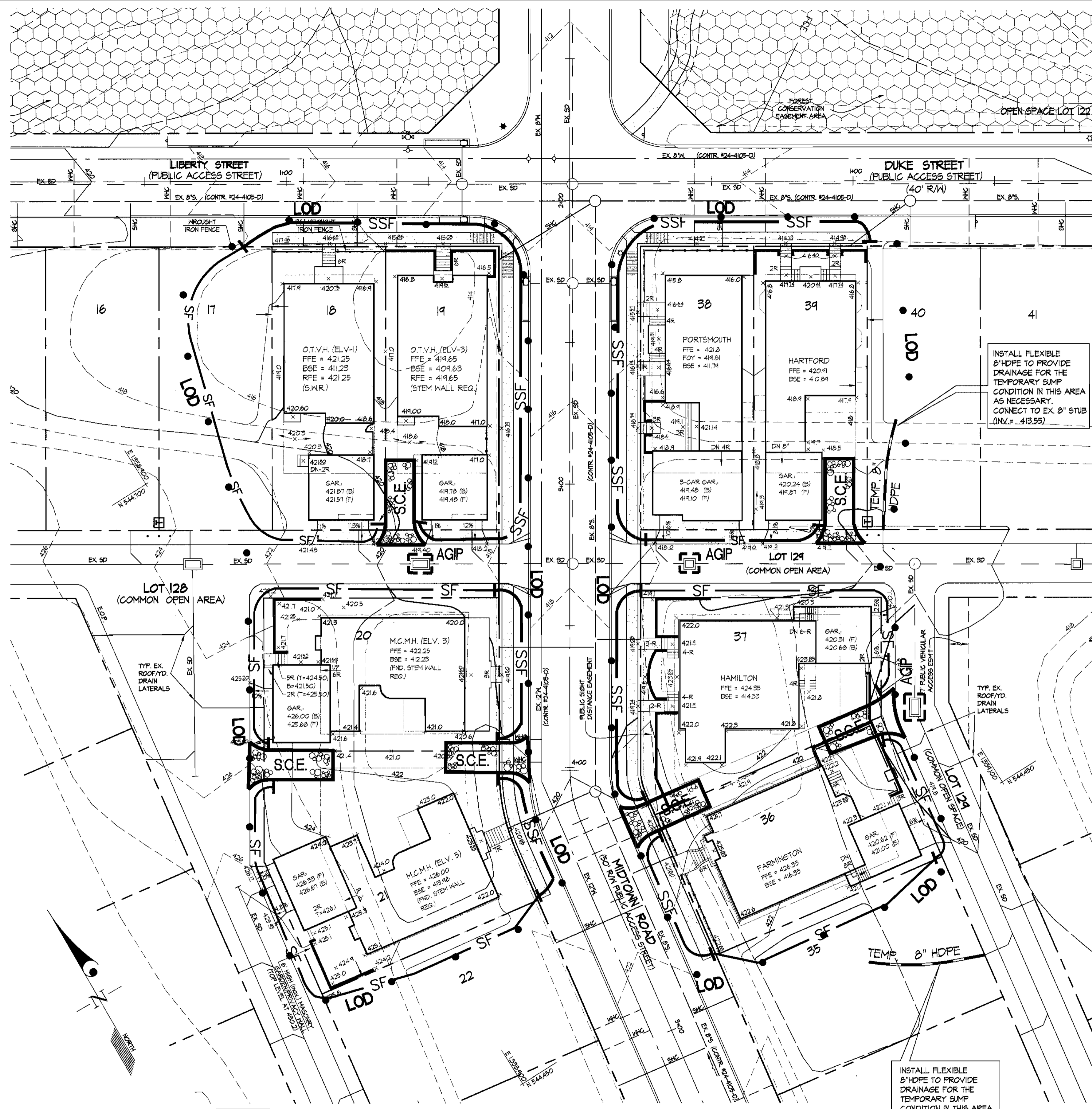
BUILDER/LOT OWNER:
 MILLER and SMITH of MAPLE LAWN, L.L.C.
 1686 E. GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (703) 782-9511 x 2101
 attn: COLLEEN DWELLEY

SENDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (703) 782-9511 x 2101
 attn: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 1: LOT Nos. 18-21 & 36-39
 (SFD RESIDENTIAL USE)
 PLAT No. 16085 - 16088

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
23/FEB/04	41	2 OF 6



SEDIMENT CONTROL LEGEND

- - - - - EXISTING CONTOUR
- — — — PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- +306.00' PROPOSED SPOT ELEV. (HP+HIGH PT.)
- LOD LIMIT OF GRADING DISTURBANCE
- SF SILT FENCE
- SSE SUPER SILT FENCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- AGIP AT GRADE INLET PROTECTION

SEQUENCE OF CONSTRUCTION

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES, SILT FENCE AND SUPER SILT FENCE (WHERE APPLICABLE).
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY.
4. CONSTRUCT HOUSES, DRIVEWAYS, GARDEN WALLS AND SIDEWALKS. INSTALL LANDSCAPING.
5. AS EACH LOT IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING).
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1855
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 1 CALENDAR DAY FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE, CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES

- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (25 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Colleen Dwelley 2/23/04
MILLER & SMITH AT MAPLE LAWN, LLC. DATE

John Corgan 2/23/04
MB MAPLE LAWN, LLC. DATE

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

John P. Robertson 3/2/04
HOWARD S.C.D. DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John P. Robertson 3/2/04
HOWARD S.C.D. DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Meyer 3/2/04
NATURAL RESOURCES CONSERVATION SERVICE DATE

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 40 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (25 LBS/1000 SQ FT) OF HEIFLING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 40 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 3 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Dave D. Unger 2/15/04
Director Date

Wanda Hamster 2/16/04
Chief, Division of Land Development Date

Mike Lawrence 3/1/04
Chief, Development Engineering Division Date

NOTE: TEMPORARY SKIM IS PROVIDED BY THE EXISTING BASIN PER F-03-40 (SEE SHEET #1).

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!!

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4166

PREPARED FOR:

BUILDER/LOT OWNER:
MILLER and SMITH at MAPLE LAWN, L.L.C.
8401 GREENSBORO DRIVE, SUITE 300
MOUNTAIN VIEW, VIRGINIA 22102
PH: (703) 821-2500 x 236
attn: COLLEEN DWELLEY

BUILDER/LOT OWNER:
MB MAPLE LAWN L.L.C.
1686 E. QUIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511 x 2101
attn: JOHN CORGAN

SEDIMENT CONTROL PLAN		
MAPLE LAWN FARMS		
MIDTOWN DISTRICT - AREA I: LOT Nos. 18-21 & 36-39		
(SPD RESIDENTIAL USE)		
PLAT No. 16085 - 16088		
ELECTION DISTRICT No. 5	SCALE 1"=20'	ZONING MXD-3
	DATE 23/FEB/04	G. L. W. FILE No. 03013
	TAX MAP - GRID 41	SHEET 3 OF 6
		HOWARD COUNTY, MARYLAND

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
 PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE
 TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PA MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

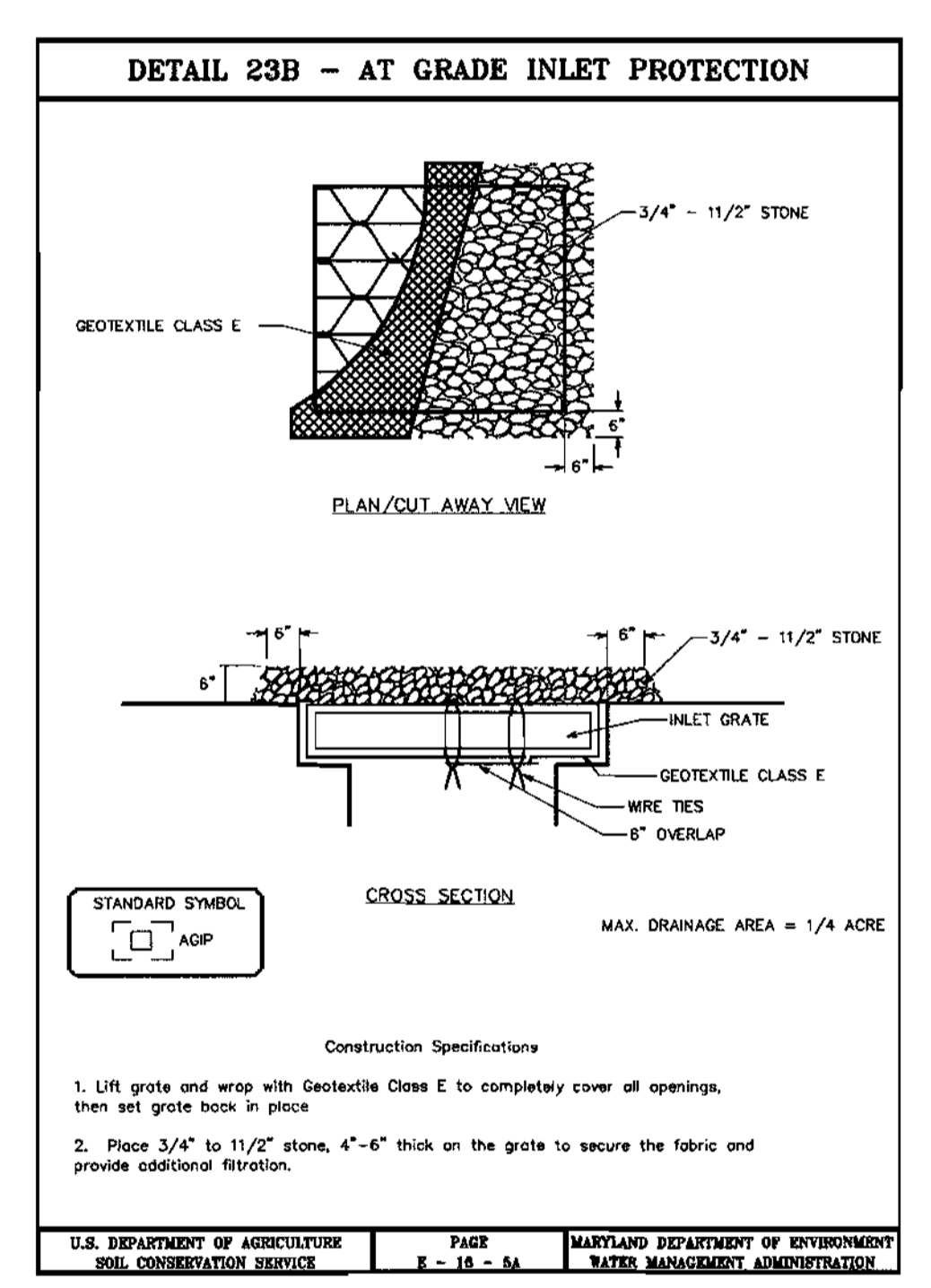
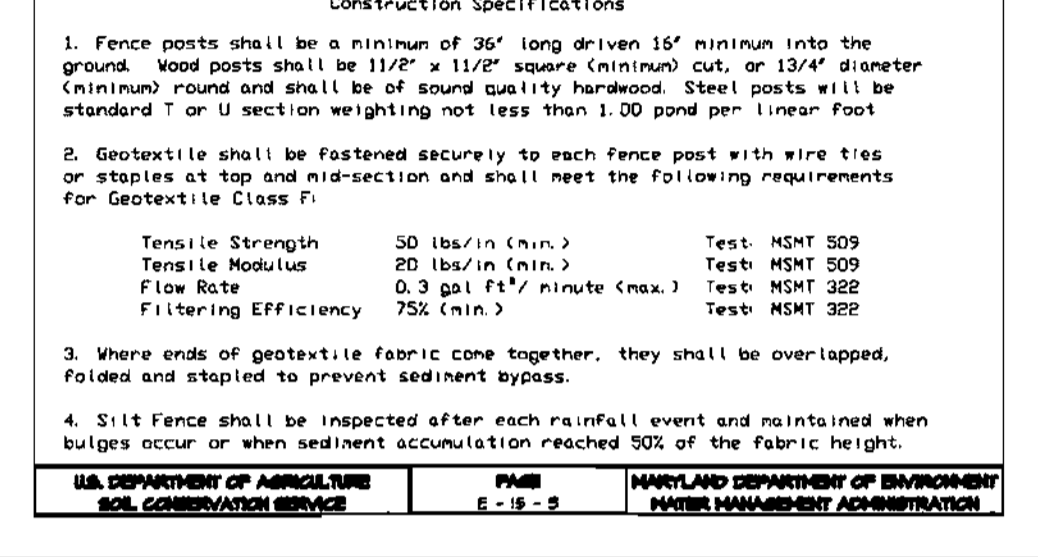
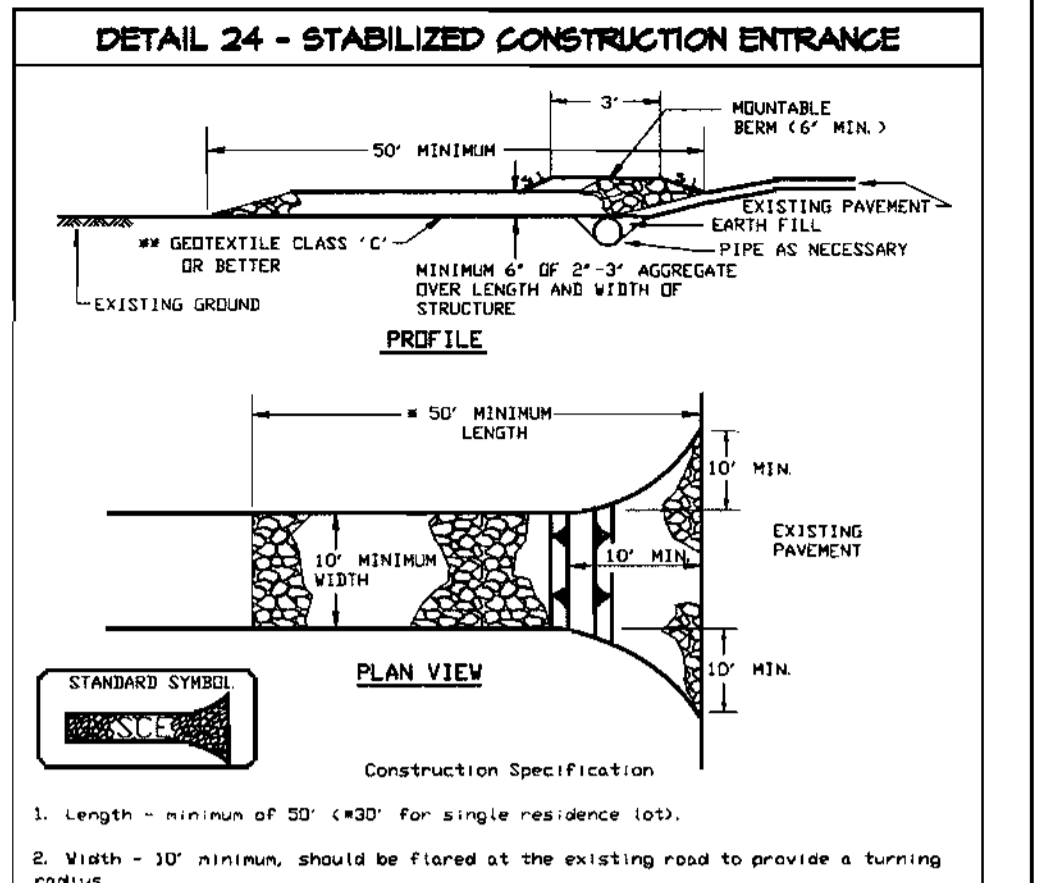
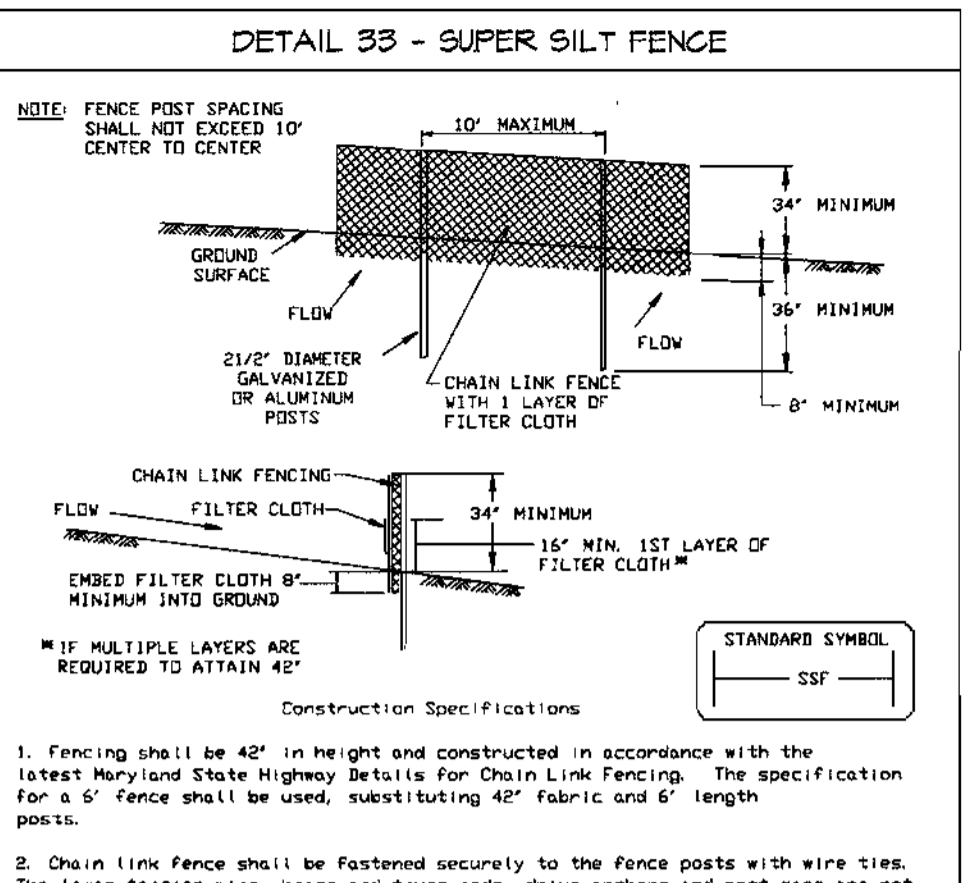
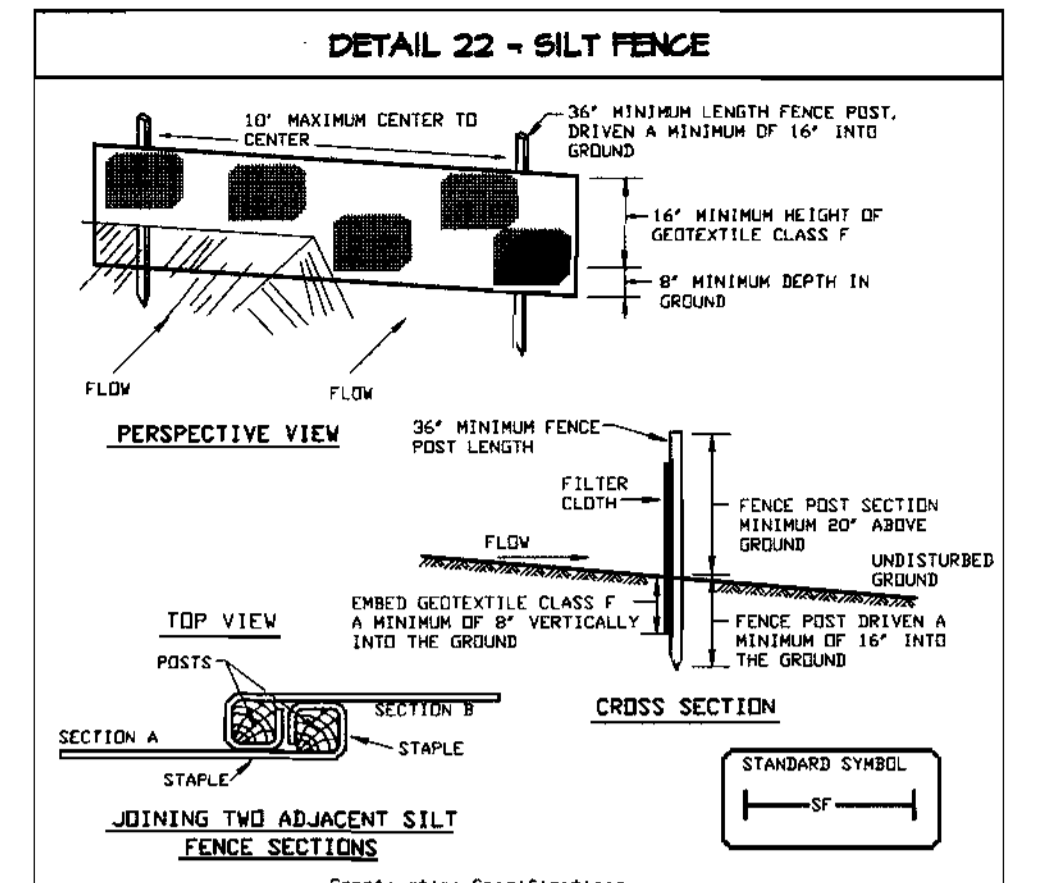
CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF GUNDERS, STONES, SLAS, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NITSEDEE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
 - TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
 - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MUDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1978.



Dust Control

Definition
 Controlling dust blowing and movement on construction sites and roads.

Purpose
 To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies
 This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications

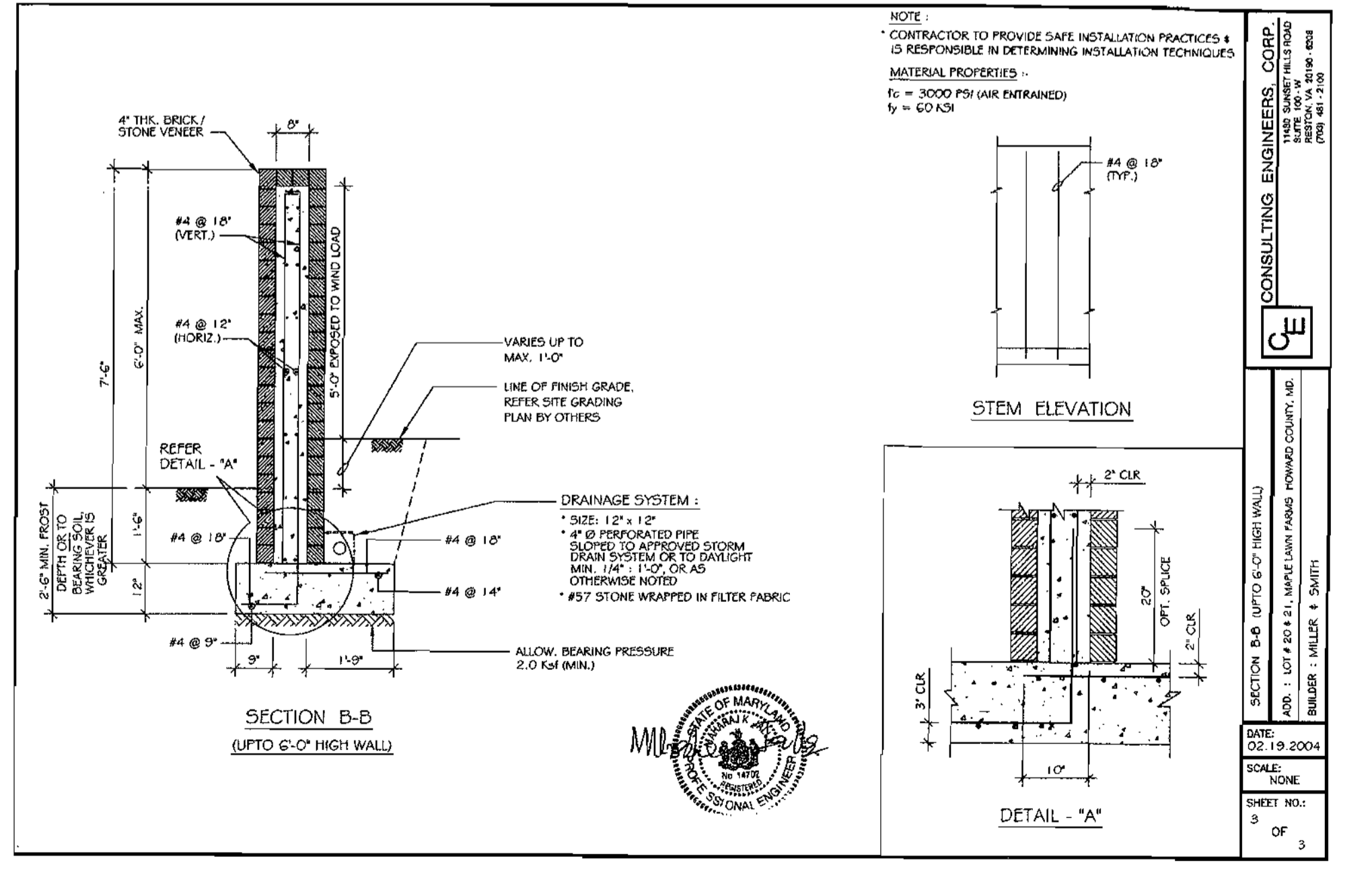
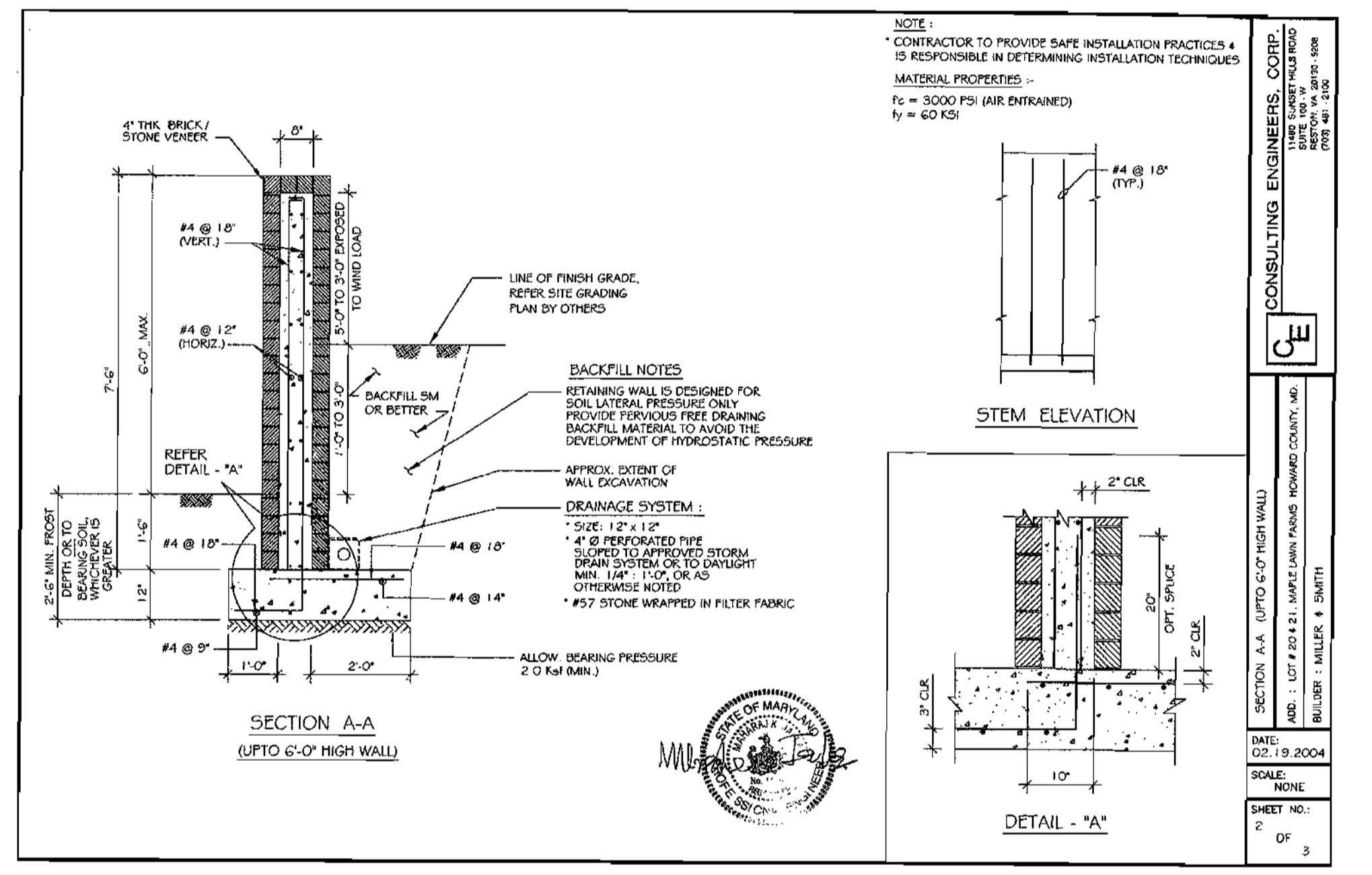
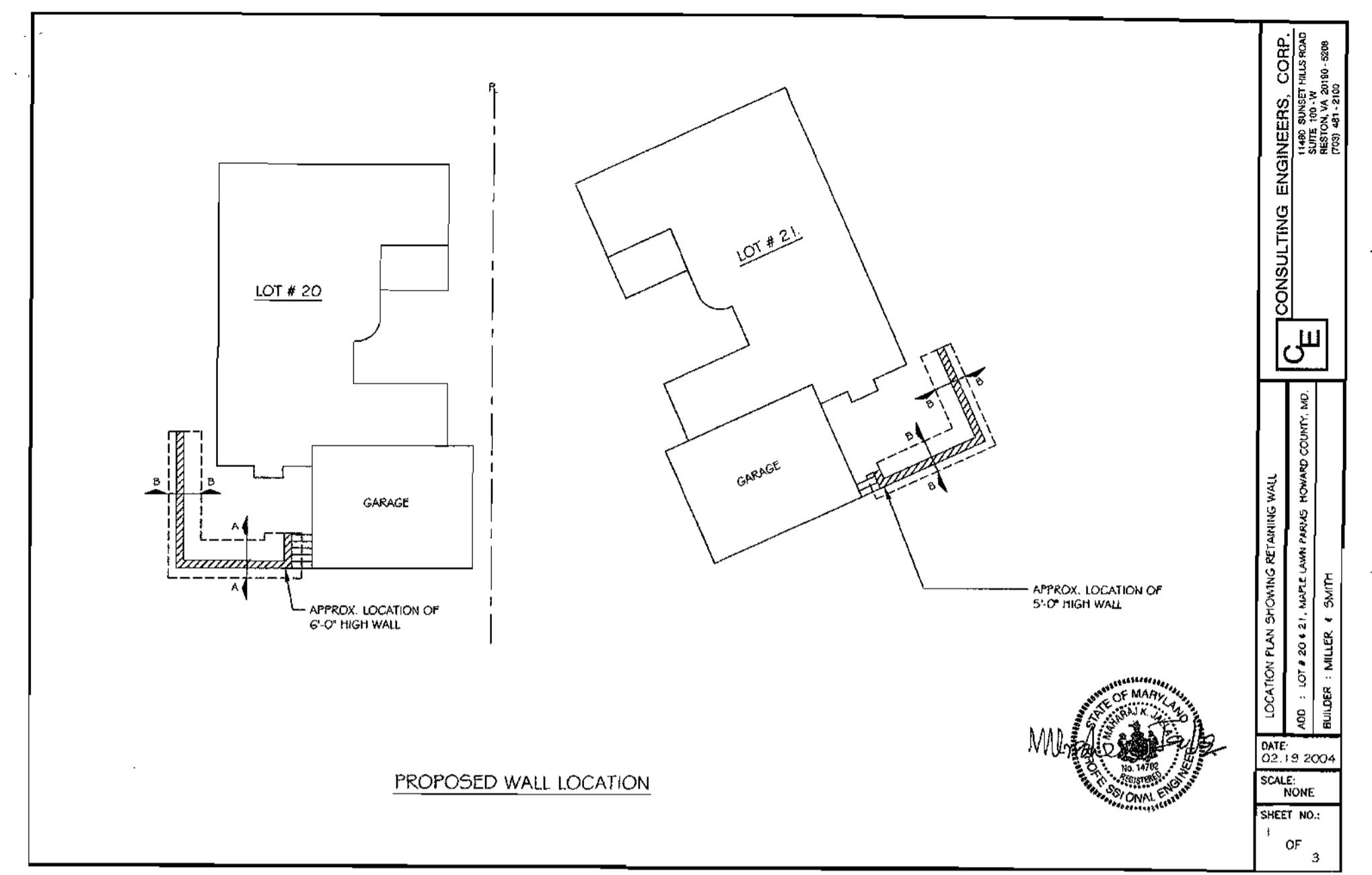
- Mulches - See standards for vegetative stabilization with mulches only; mulch should be crumpled or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chain-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, six fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at intervals of about ten times their height are effective in controlling soil blowing and erosion.
- Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.

Permanent Methods

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less erodible soil material. See standards for top soil.
- Stone - Cover surface with crushed stone or gravel.

References

- Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA, ARS.



BUILDERS CERTIFICATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 3/2/04 DATE
 HOWARD S.C.D.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim M. Myers 3/8/04 DATE
 NATURAL RESOURCES CONSERVATION SERVICE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David A. Lyle 3/15/04 DATE
 Director

David K. Harvath 3/14/04 DATE
 Chief, Division of Land Development

William J. Anderson 3/16/04 DATE
 Chief, Development Engineering Division

ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

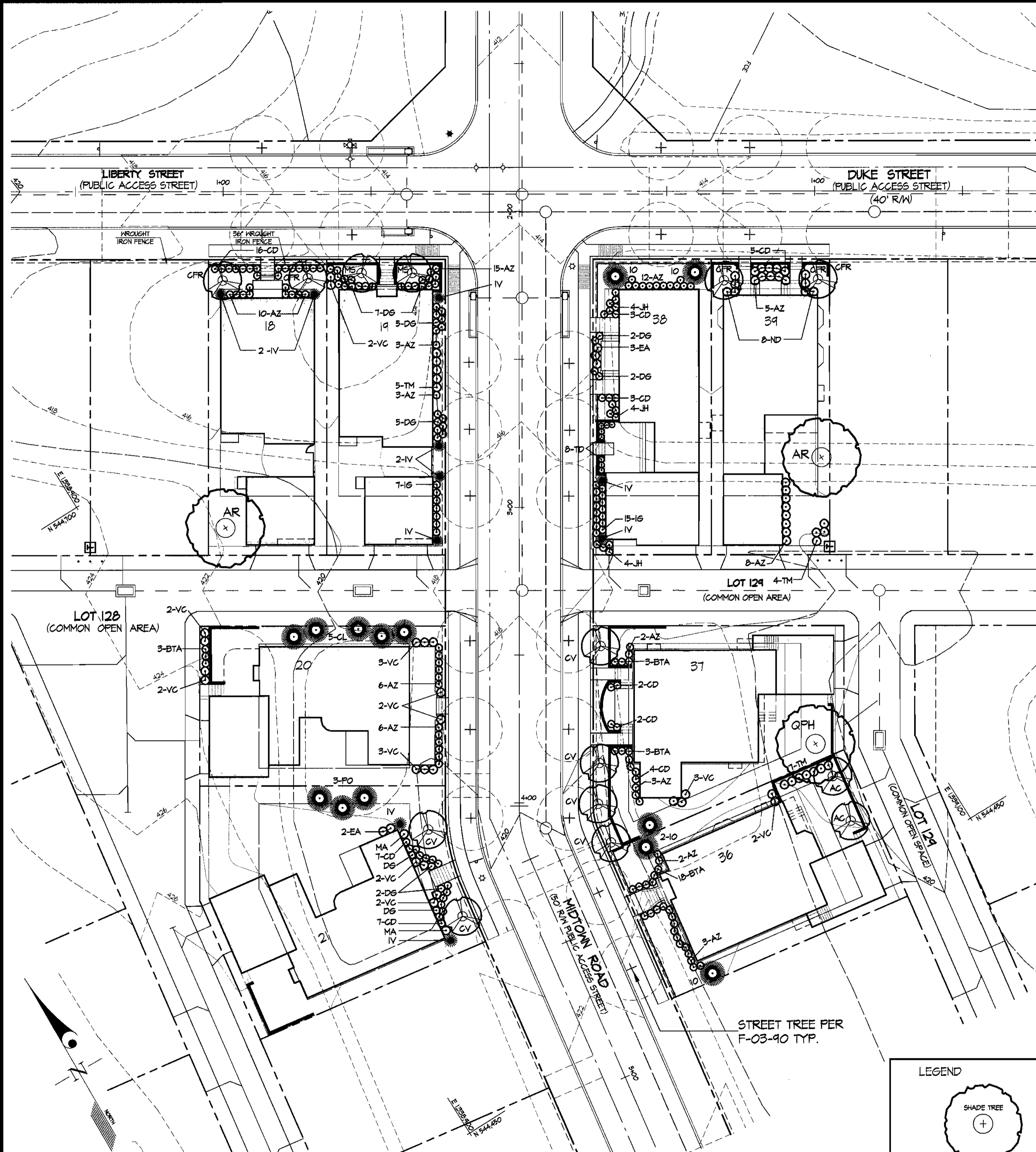
Colleen Dwyelle 2/23/04 DATE
 MILLER & SMITH AT MAPLE LAWN, L.L.C.

John B. Bryan 2/23/04 DATE
 MB MAPLE LAWN, L.L.C.

CHG 2/23/04 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20886 TEL: 301-421-4024 BALT: 410-860-1820 DC/VA: 301-388-2524 FAX: 301-421-4198		PREPARED FOR: BUILDER/LOT OWNER: MILLER & SMITH AT MAPLE LAWN, L.L.C. 8401 GREENSBORO DRIVE, SUITE 300 MCLEAN, VIRGINIA 22102 PH: (703) 821-2500 x 236 attn: COLLEEN DWELLE		SEDIMENT CONTROL NOTES AND DETAILS MAPLE LAWN FARMS MIDTOWN DISTRICT - AREA I: LOT Nos. 18-21 & 36-39 (SFD RESIDENTIAL USE) PLAT No. 16085 - 16088		SCALE: AS SHOWN	ZONING: MXD-3	G. L. W. FILE No.: 03013
DATE: 23/FEB/04		BY: [Signature]		DATE: 23/FEB/04		TAX MAP - GRID: 41	SHEET: 4 OF 6	
Q2001\03013\SDP-MODEL\03013m-sed-det.dwg		DES. MGT: DRN. KIP		CHK. MGT: [Signature]		ELECTION DISTRICT No. 5		

CONSULTING ENGINEERS, CORP. 1430 EAST FREDERICK STREET, SUITE 200, FREDERICK, MARYLAND 21704-1200
 DATE: 02/19/2004
 SCALE: NONE
 SHEET NO.: 2 OF 3
 CONSULTING ENGINEERS, CORP. 1430 EAST FREDERICK STREET, SUITE 200, FREDERICK, MARYLAND 21704-1200
 DATE: 02/19/2004
 SCALE: NONE
 SHEET NO.: 3 OF 3
 CONSULTING ENGINEERS, CORP. 1430 EAST FREDERICK STREET, SUITE 200, FREDERICK, MARYLAND 21704-1200



BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John C. ... 2/23/04
 MB MAPLE LAWN, LLC DATE
Colleen Dwyer 2/23/04
 MILLER & SMITH AT MAPLE LAWN, LLC DATE

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF S-OI-T AND PB CASE NO. 355.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOLOTTED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 4).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY	
LANDSCAPE TYPE	SIDE YARD TREATMENT PER MLF DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1/4 OF BLDG. SIDE LENGTH)	
PERIMETER LOCATION	LOT 14	LOT 36
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	16'	61'
CREDIT FOR EXISTING VEGETATION	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A
NUMBER OF PLANTS REQUIRED	PER SCHEDULE-C	PER SCHEDULE-C
SHADE TREES	N/A	22
EVERGREEN TREES	N/A	19
SHRUBS	19	22
NUMBER OF PLANTS PROVIDED		
SHADE TREES	0	0
EVERGREEN TREES	0	0
OTHER TREES (# 2:1 SUBSTITUTION)	0	0
SHRUBS (10:1 SUBSTITUTION)	SEE SCHEDULE-C	SEE SCHEDULE-C

8 SHADE TREES AT \$200/TREE = \$1,600.00
 364 SHRUBS AT \$305/SHRUB = \$110,720.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-315-2350. SEE THE CHART BELOW FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

LOT No.	PLANT QUANTITY			SURETY AMOUNT
	EVG. TREE	SHADE TREE	SHRUBS	
18	0	1	31	\$1,410.00
19	0	1	56	\$1,980.00
20	0	1	42	\$1,560.00
21	0	1	45	\$1,540.00
36	0	1	42	\$1,560.00
31	0	1	41	\$1,410.00
38	0	1	62	\$2,160.00
34	0	1	40	\$1,500.00
TOTAL	0	8	364	\$13,470.00

MILLER & SMITH AT MAPLE LAWN, LLC IS THE BUILDER THAT OWNS LOTS 18-21 AND THEIR PORTION OF THE TOTAL LANDSCAPE SURETY IS \$65,400.00

MB MAPLE LAWN, LLC IS THE BUILDER THAT OWNS LOTS 36-39 AND THEIR PORTION OF THE TOTAL LANDSCAPE SURETY IS \$4,500.00

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

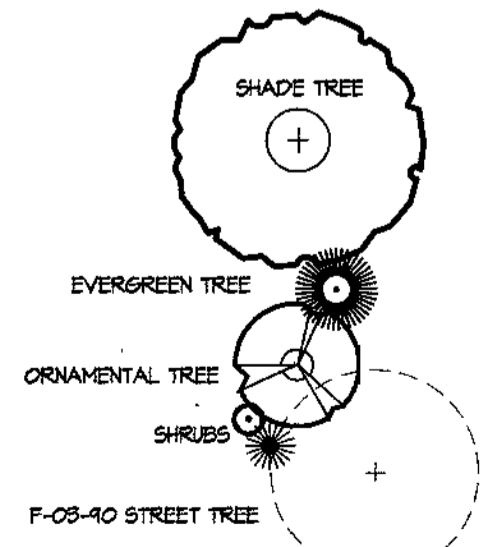
LOT	TYPE	NO.	LOT WIDTH	REQUIRED FRONT YARD PLANTINGS:		REQUIRED SIDE & REAR YARD PLANTINGS:		PLANTINGS PROVIDED			COMMENTS
				SHRUBS AT 1/4 OF LOT WIDTH AT BLDG. (NO SHADE TREES REG.)	SHRUBS REQUIRED	BLDG. LENGTHS (SHR)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	
COTTAGE	18	40'	10	108'	21	1	28	2-ORNAMENTAL TREES FOR 10 SHRUBS			A, B
	19	40'	10	108'	21	0	56*	2-ORNAMENTAL TREES FOR 1 SHADE TREE			A, B, *TOTAL SHRUBS PROVIDED FOR SCHEDULES 'A' AND 'C'
	36	40'	10	111'	30	0	62*	2-EVERGREEN TREES FOR 1 SHADE TREE			A, B, *TOTAL SHRUBS PROVIDED FOR SCHEDULES 'A' AND 'C'
MANOR	20	54'	14	112'	28	1	21	5 EVERGREEN TREES FOR 1 SHADE TREE + 15 SHRUBS			A, B
	21	60'	15	112'	28	1	28	2-ORNAMENTAL + 3 EVERGREEN TREES FOR 1 SHADE TREE & 15 SHRUBS			A, B
	36	54'	14	111'	28	0	52	2-ORNAMENTAL + 2 EVERGREEN TREES FOR 1 SHADE TREE & 10 SHRUBS			A, B
	31	75'	19	111'	28	1	22	4-ORNAMENTAL + 1 EVERGREEN TREES FOR 25 SHRUBS			A, B

COMMENTS:
 (A) SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS: 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES + 10 SHRUBS; 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREES; AND 4 SQUARE FEET OF GROUND COVER OR PERENNIALS = 1 SHRUB.
 (B) PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.

PLANT LIST

TYPE	SYMBOL	QUANT.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS
SHADE TREE	AR	2	ACER RUBRUM 'RED SUNSET'/ RED SUNSET MAPLE	2.5'-3" GAL.	B4B
	QPH	1	QUERCUS PHELLOS/ HILLOW OAK	2.5'-3" GAL.	B4B
ORNAMENTAL TREE	AC	2	AMELANCHER CANADENSIS/ SHADBLOW SERVICEBERRY	1.5'-2" GAL.	B4B, TREE FORM
	CV	6	CRATAEGUS VIRIDIS 'WINTER KING'/ WINTER KING HAWTHORNE	1.5'-2" GAL.	B4B
	CFR	4	CORNUS FLORIDA 'RUBRA'/ RED FLOWERING DOGWOOD	1.5'-2" GAL.	B4B
	MS	2	MAGNOLIA SOULANGIANA/ SAUCER MAGNOLIA	6'-8" HT.	B4B
	GL	5	CUPRESSOCYPRIS LEYLANDI/ LEYLAND CYPRRESS	5'-6" HT.	B4B, INTACT CENTRAL LEADER
EVERGREEN TREE	IC	5	ILEX OPACA/ AMERICAN HOLLY	5'-6" HT.	B4B, INTACT CENTRAL LEADER
	PO	3	PICEA OMORIKAI/ SERBIAN SPRUCE	6'-8" HT.	B4B, INTACT CENTRAL LEADER
	AZ	78	AZALEA VAR.	18"-24" SPREAD	CONTAINER. USE 'DELAWARE VALLEY WHITE', 'GUMPO PINK/WHITE', 'HERSEY RED', 'HIND CRIMSON' OR APPROVED SUBMITTALS
BTA	21	BERBERIS THUNDERBOLT/ ATROPURPUREA VAR./ BARBERRY VAR.	18"-24" SPREAD	CONT. (USE VAR. 'CRIMSON PIGMY', 'BAGGATELLE', 'CONCORDE' OR 'ROSY GLOW')	
GD	49	COTONEASTER DAMMERII 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER	18"-24" SPREAD	CONT.	
DG	25	DEUTZIA GRACILIS/ SLENDER DEUTZIA	18"-24" SPREAD	CONT. (VAR. 'NIKKO' MAY ALSO BE USED)	
EA	5	EXONYMUS ALATUS 'COMPACTA'/ DWARF NINGED EXONYMUS	2'-2.5" HT.	CONT.	
JH	12	JUNIPERUS HORIZONTALIS VAR./ JUNIPER VAR.	24" SPREAD MIN.	CONT. (USE VAR. 'BAR HARBOR', 'ANDORRA' OR 'WILTON BLUE RUG')	
IS	22	ILEX GLABRA 'COMPACTA'/ COMPACT INSBERRY	2'-2.5" HT.	CONT.	
IV	10	ILEX VERTICILLATA VAR./ WINTERBERRY HOLLY VAR.	3" MIN. HT.	CONT. (USE VAR. 'CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' OR 'SPARKLEBERRY')	
MA	2	MAHONIA AQUIFOLIUM/ OREGON GRAPEHOLLY	2'-2.5" HT.	CONT.	
ND	8	NANDINA DOMESTICA/ HEAVENLY BAMBOO	2'-2.5" HT.	CONT.	
TM	24	TAXUS MEDIA 'DENSIFORMIS'/ DENSIFORMIS YEW	2.5'-3" HT.	CONT.	
VC	25	VIORUNA CALESIBI/ KOREAN SPICE VIORUNA	2.5'-3" HT.	CONT.	

LEGEND



STREET TREE PER F-03-90 TYP.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David A. ... 2/10/04
 Director Date
Cindy ... 2/12/04
 Chief, Division of Planning and Development Date
Colleen ... 2/14/04
 Chief, Development Engineering Division Date

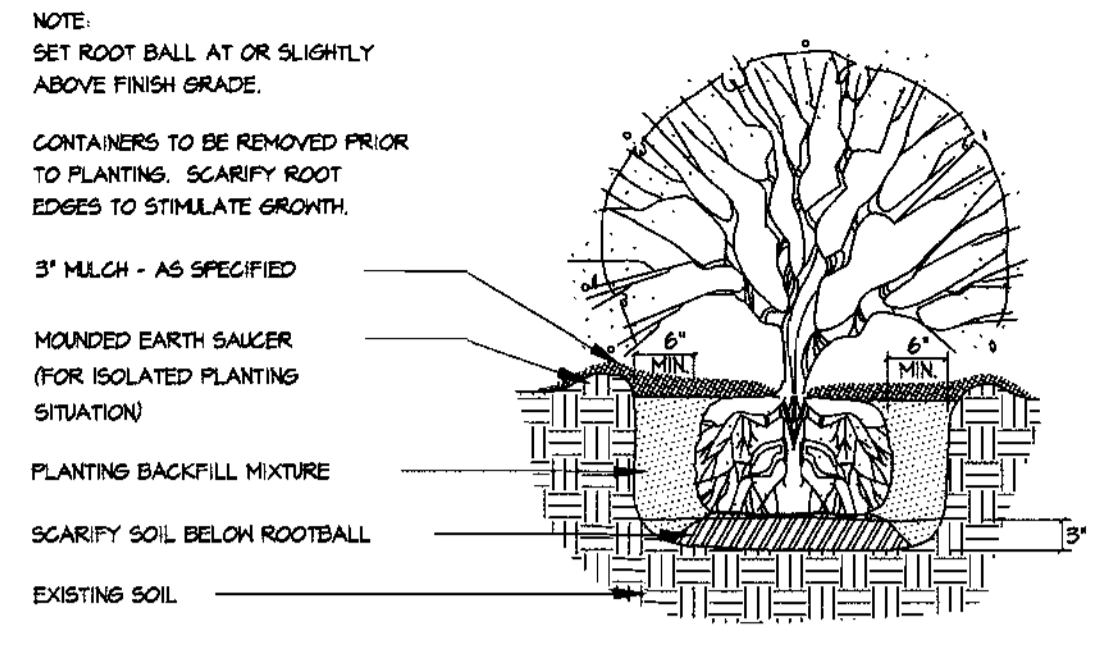
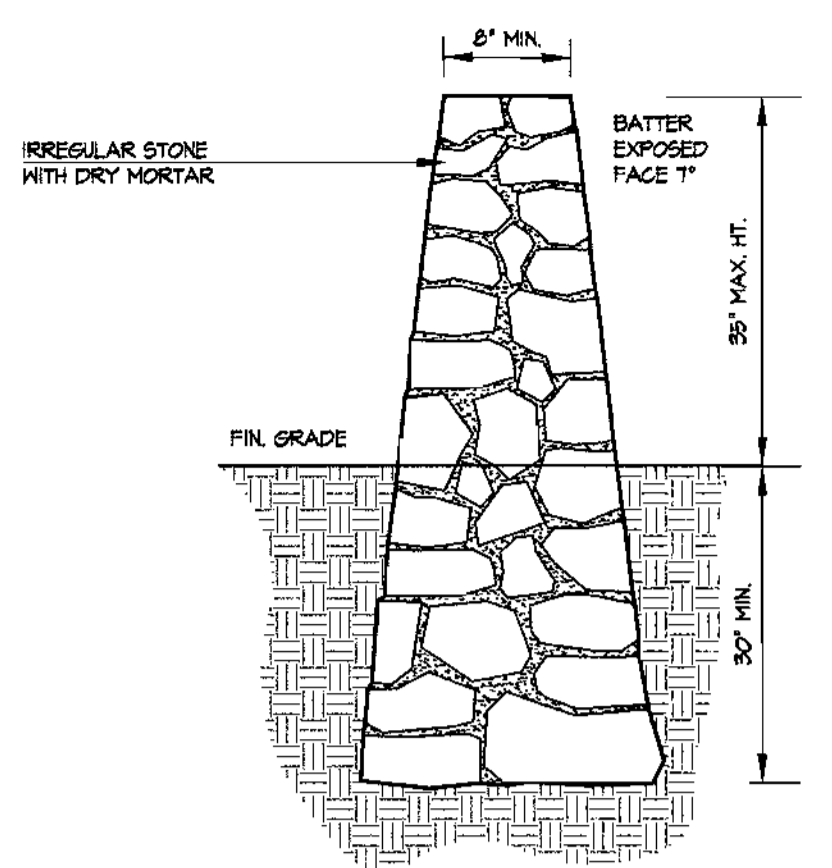
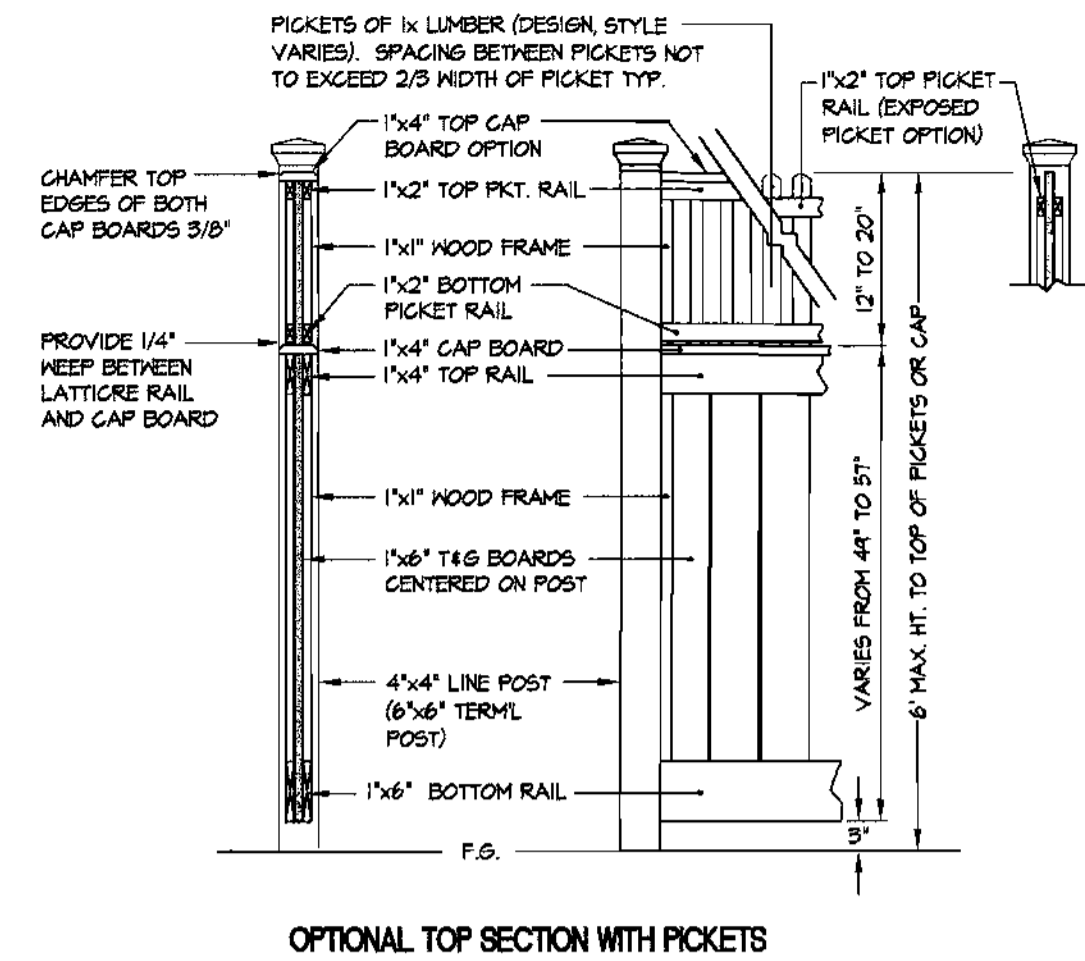
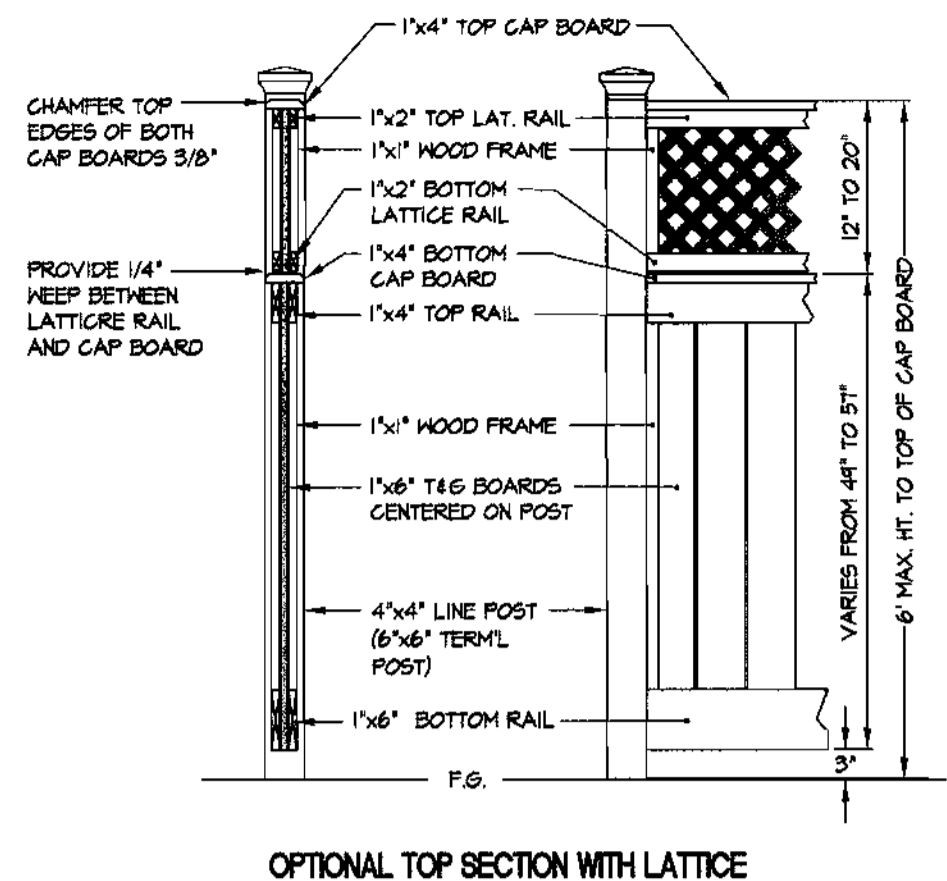
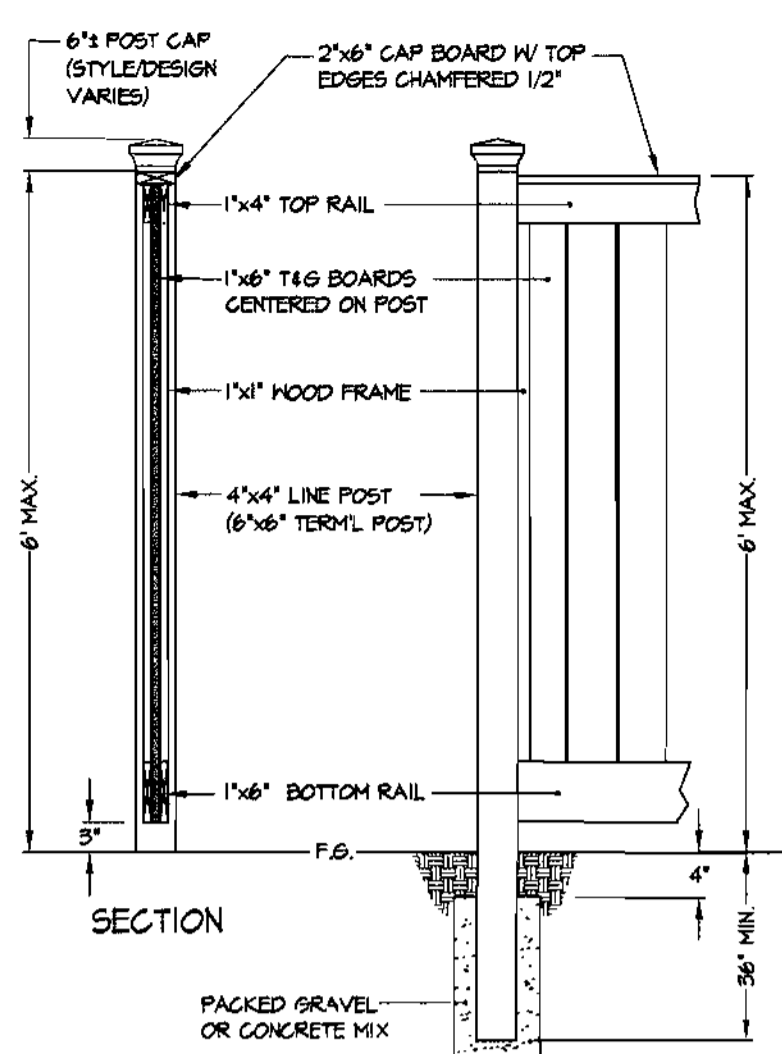
THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY!!

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-850-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

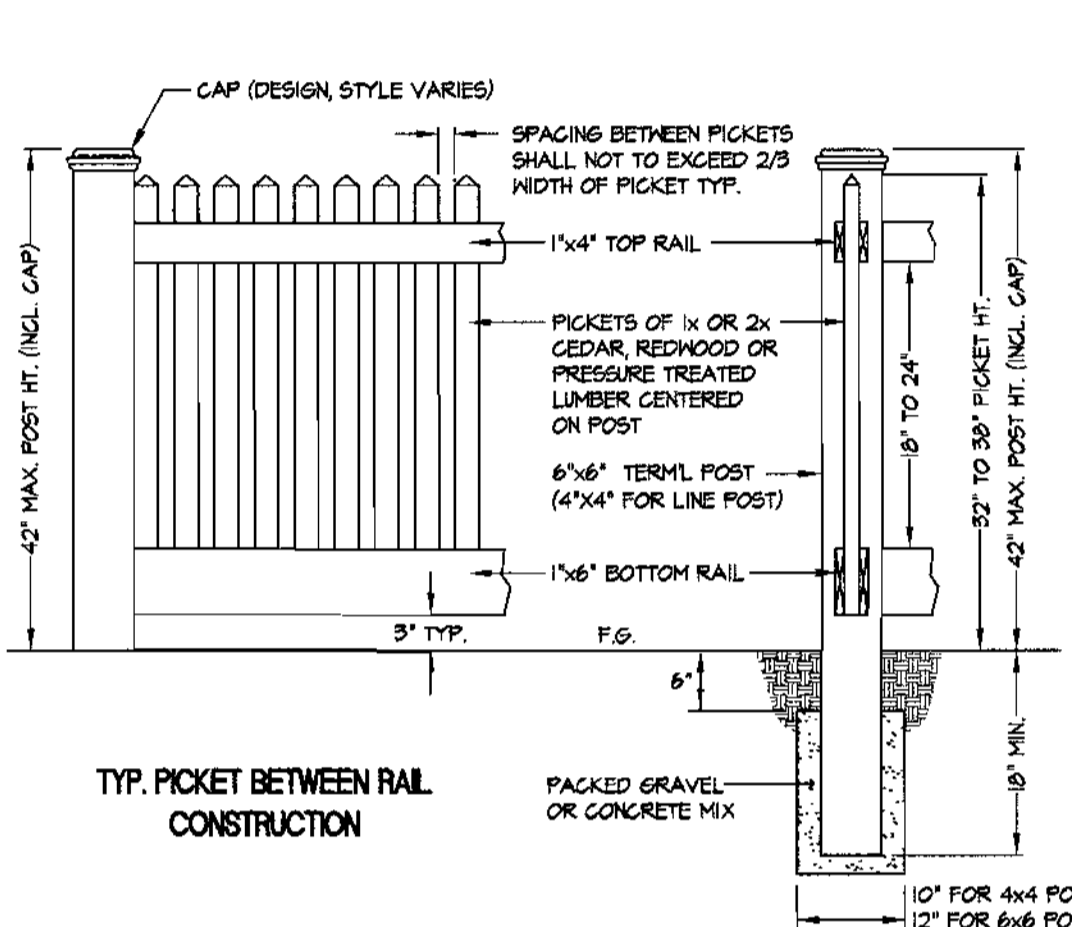
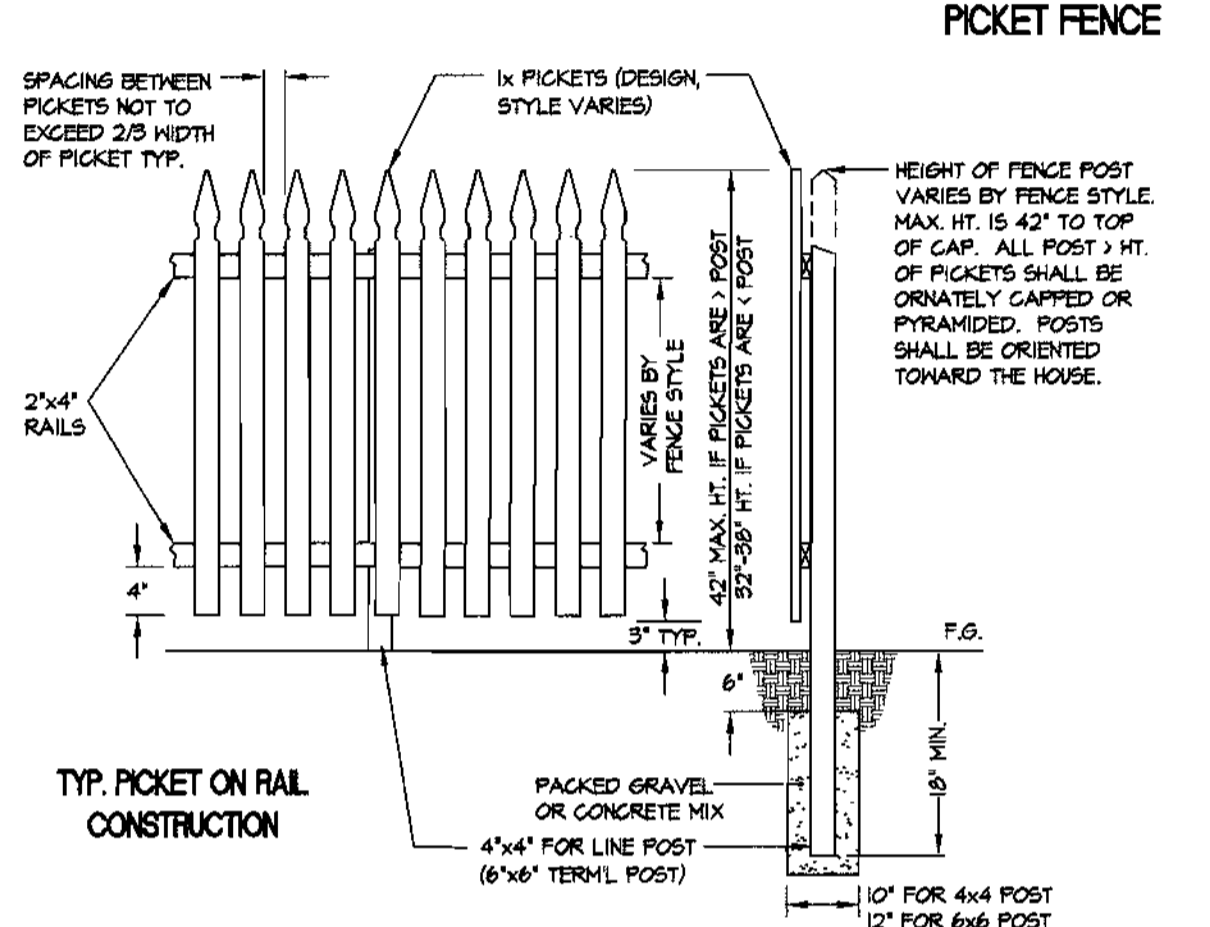
PREPARED FOR:
 BUILDER/LOT OWNER: MILLER and SMITH AT MAPLE LAWN, LLC. 8401 GREENSBORO DRIVE, SUITE 300 MCLEAN, VIRGINIA 22102 PH: (703) 821-2500 x 236 attn: COLLEEN DWYER
 MB MAPLE LAWN LLC. 1686 E. GUIDE DRIVE ROCKVILLE, MARYLAND 20850 PH: (301) 762-9511 x 2101 attn: JOHN CORGAN

LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 1: LOT Nos. 18-21 & 36-39
 (SFD RESIDENTIAL USE)
 PLAT No. 16085 - 16088
 ELECTION DISTRICT No. 5

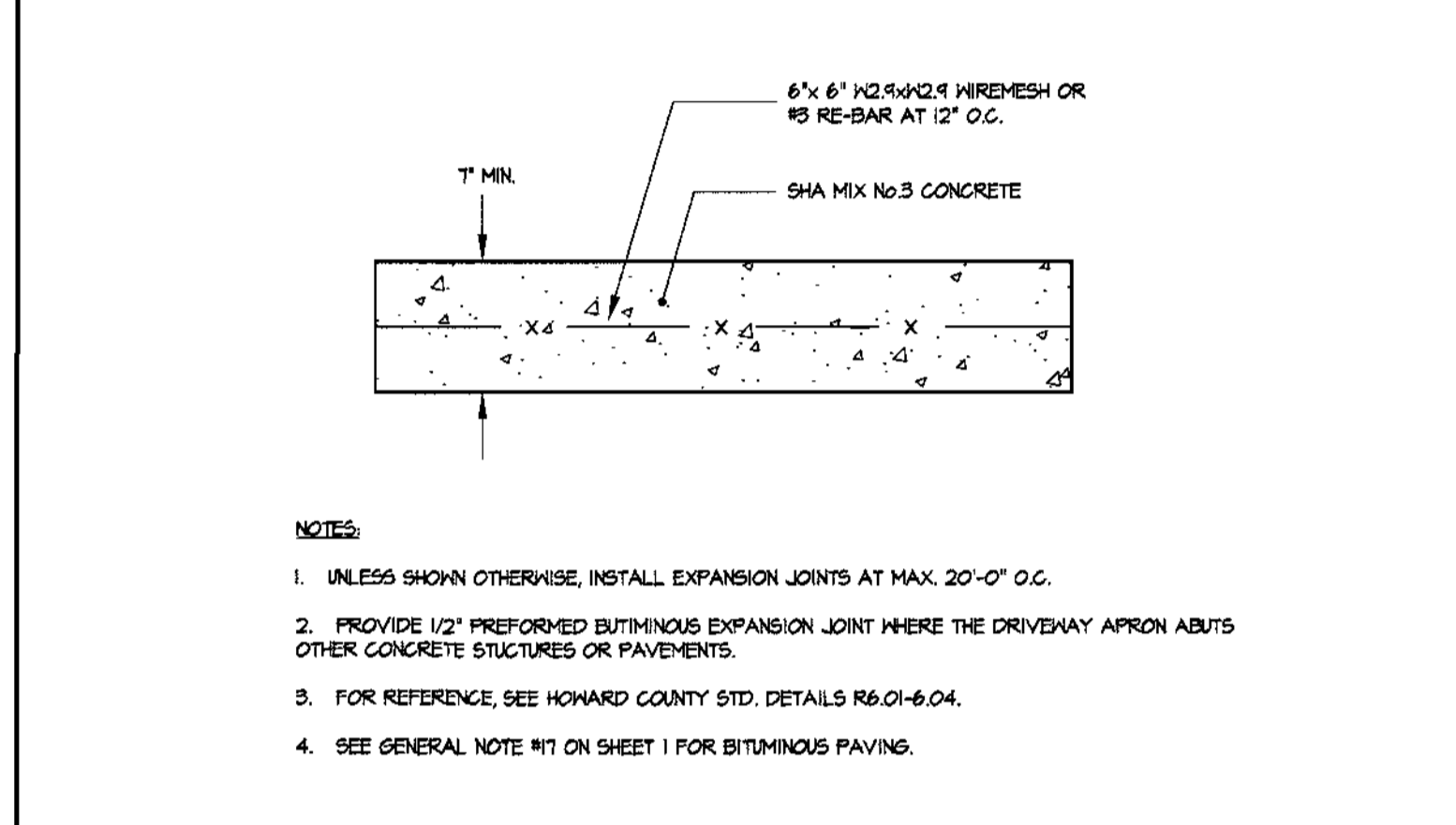
SCALE: 1"=20'
 ZONING: MXD-3
 G. L. W. FILE No.: 03013
 DATE: 23/FEB/04
 TAX MAP - GRID: 41
 SHEET: 5 OF 6



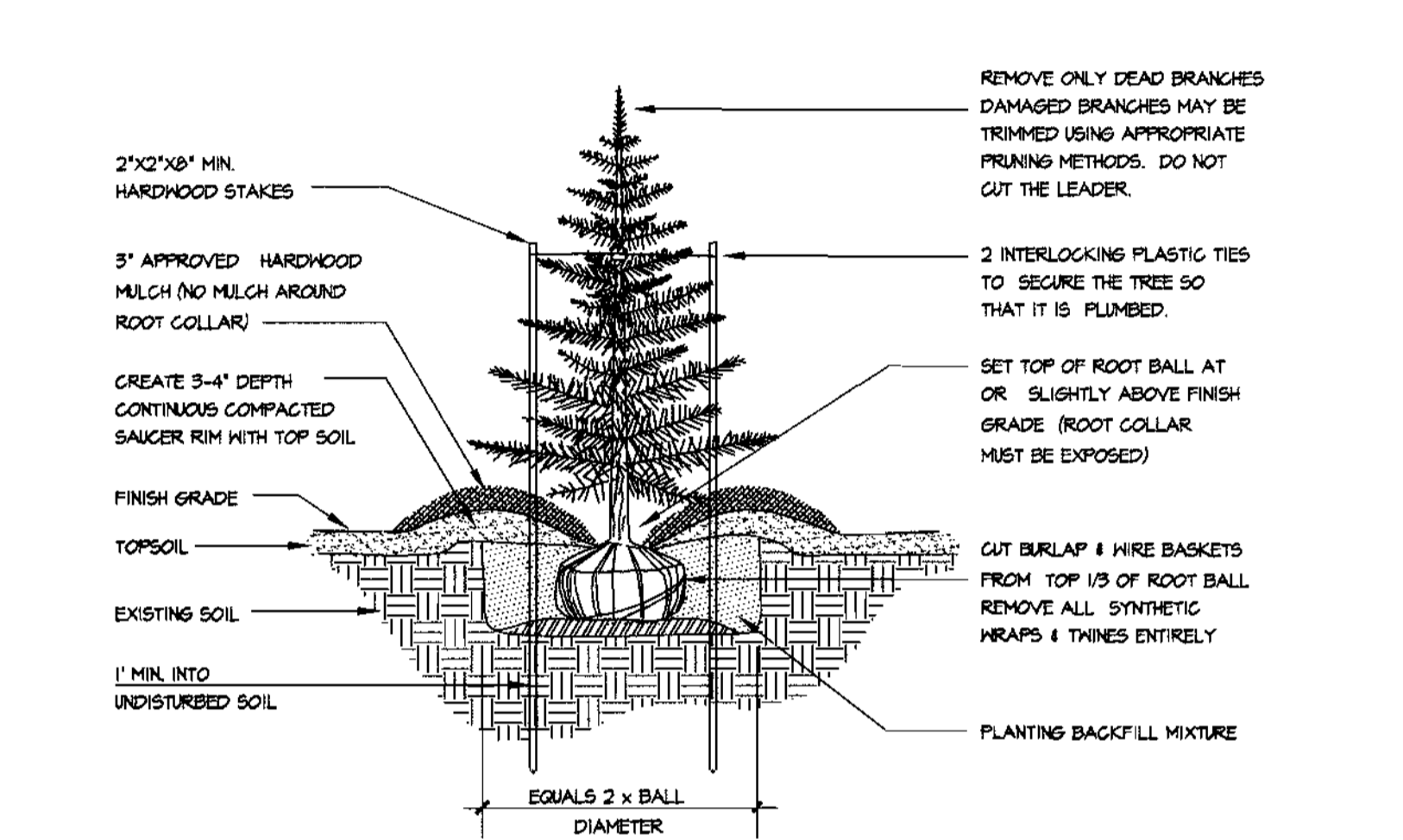
- NOTES:**
1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESBMT.
 2. ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 5 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 1418 FOLIO 242 THROUGH 366).
 3. SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 4. THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4.1 PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR M.L.F.
 5. FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRG).
 6. FENCE POSTS SHALL BE SPACED EVENLY WITH A 6' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
 7. THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 8. FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 9. MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRG.



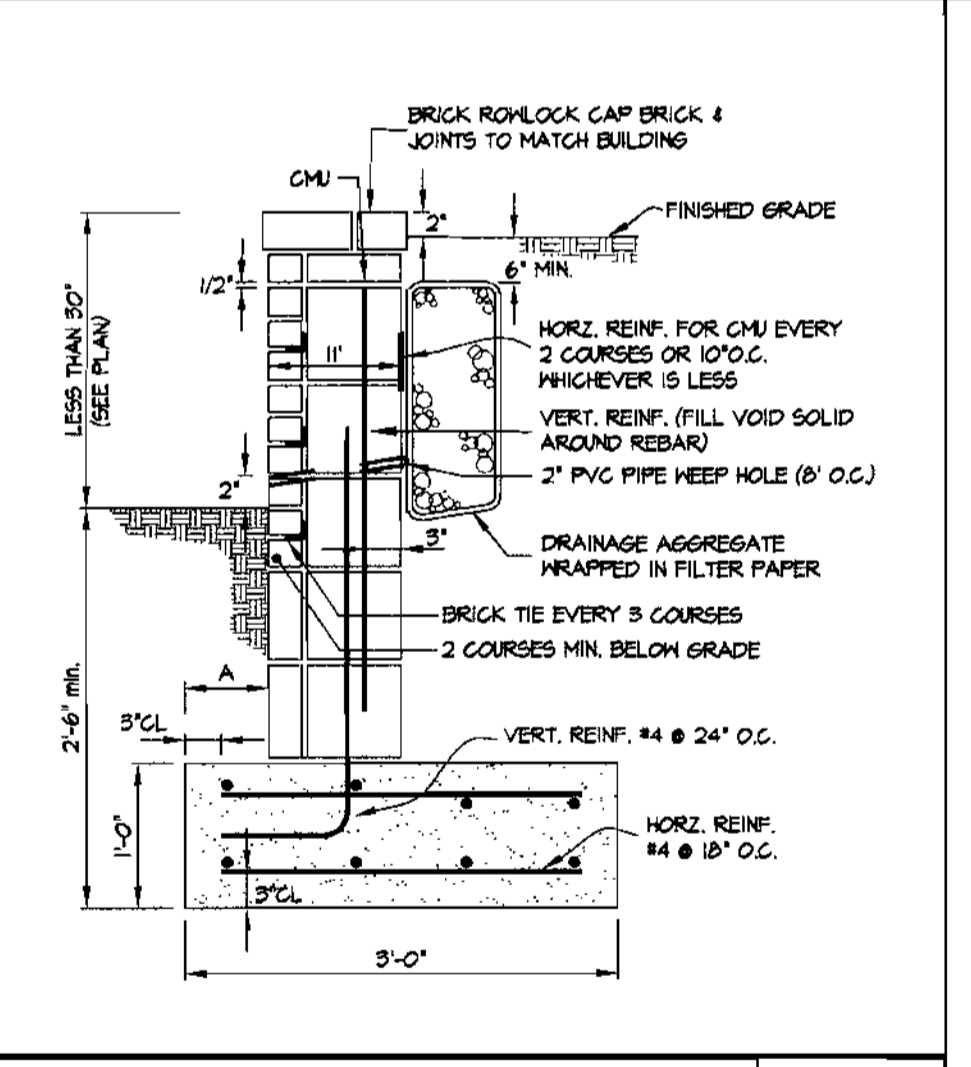
STONE GARDEN WALL NO SCALE



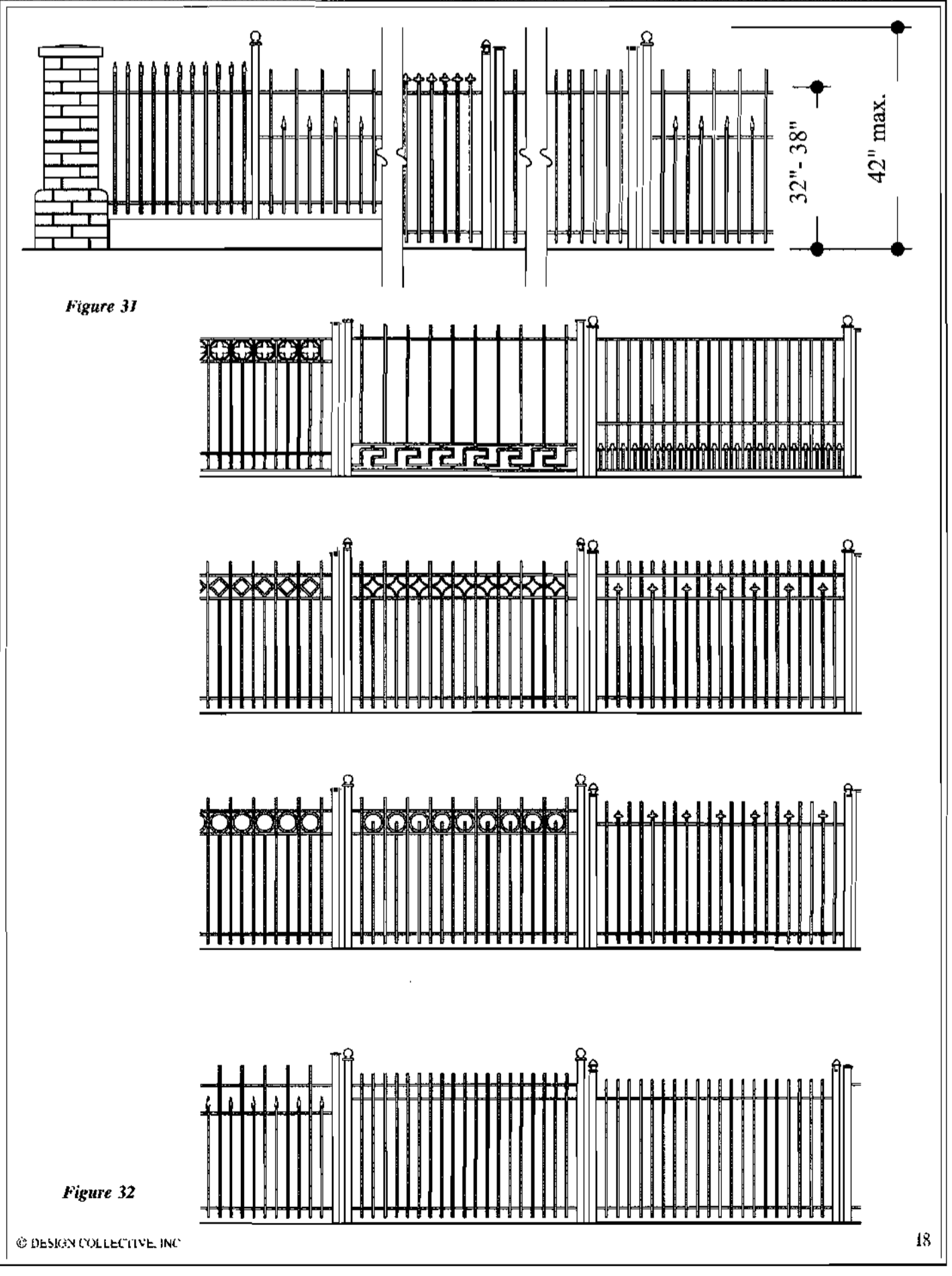
CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



EVERGREEN TREE PLANTING DETAIL NTS



LOW MASONRY GARDEN WALL NO SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark J. Lagler 3/12/04
Director Date

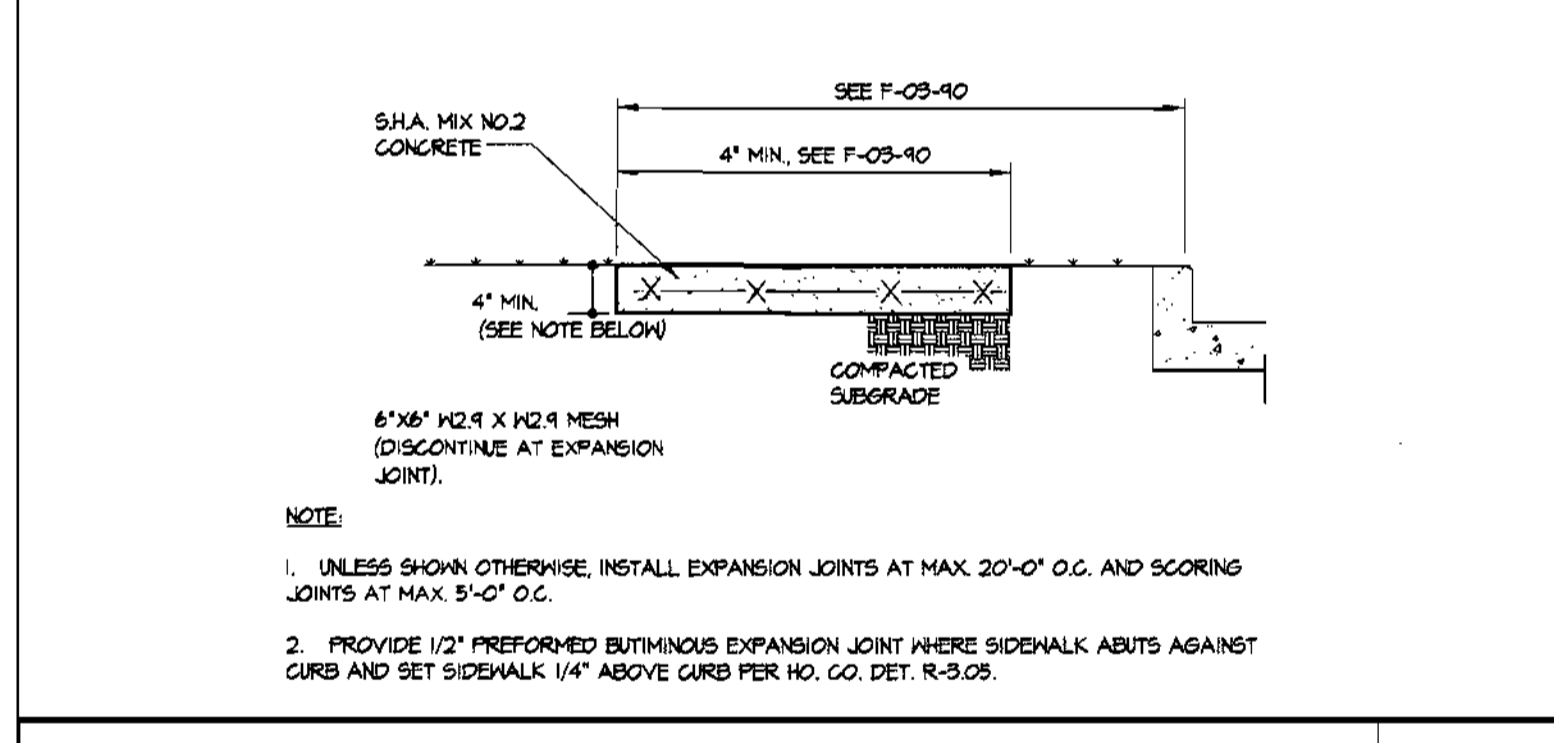
Cathy Hanrahan 3/12/04
Chief, Division of Land Development Date

Mike Dawson 3/12/04
Chief, Development Engineering Division Date

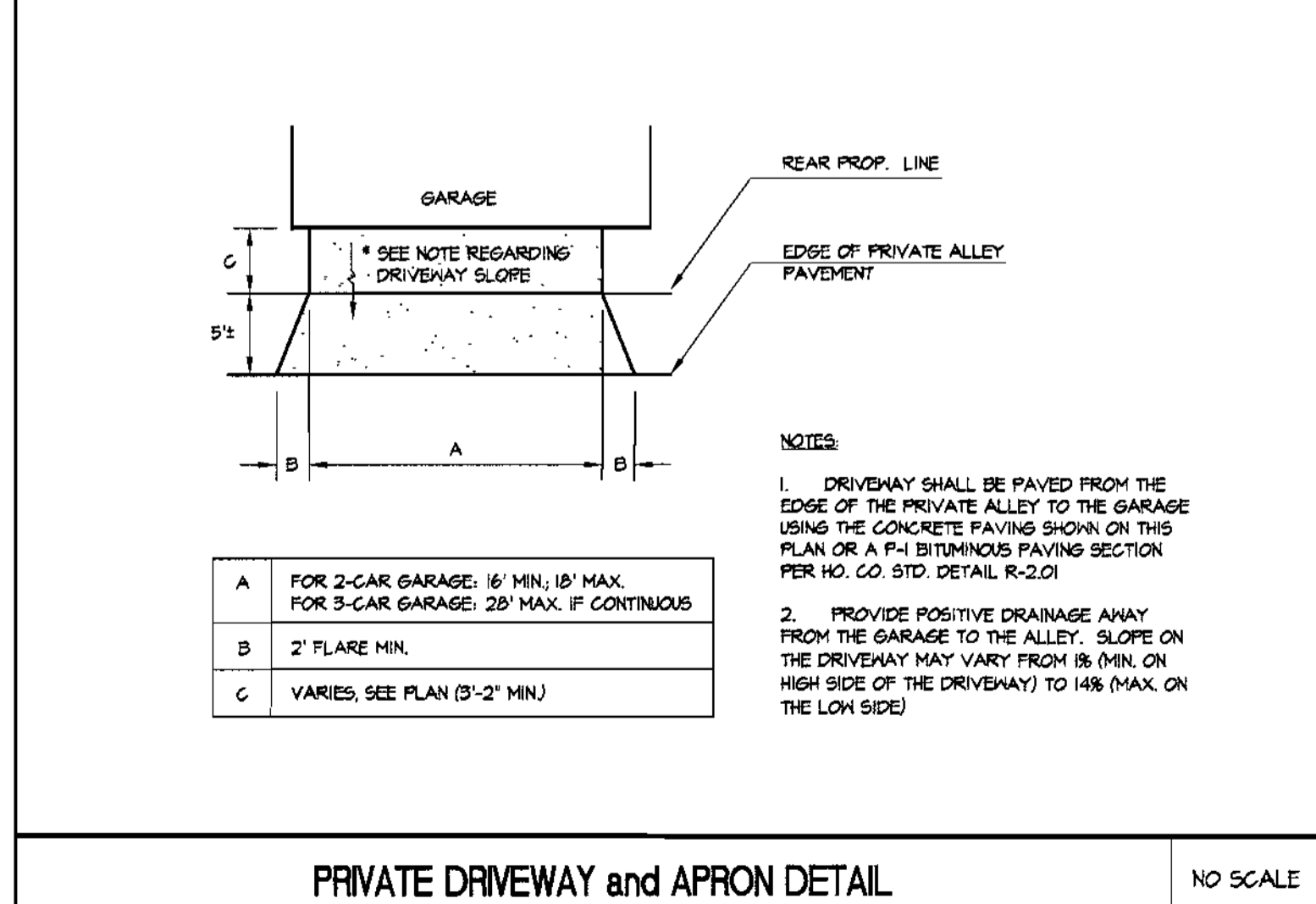
DESIGN COLLECTIVE, INC.

18

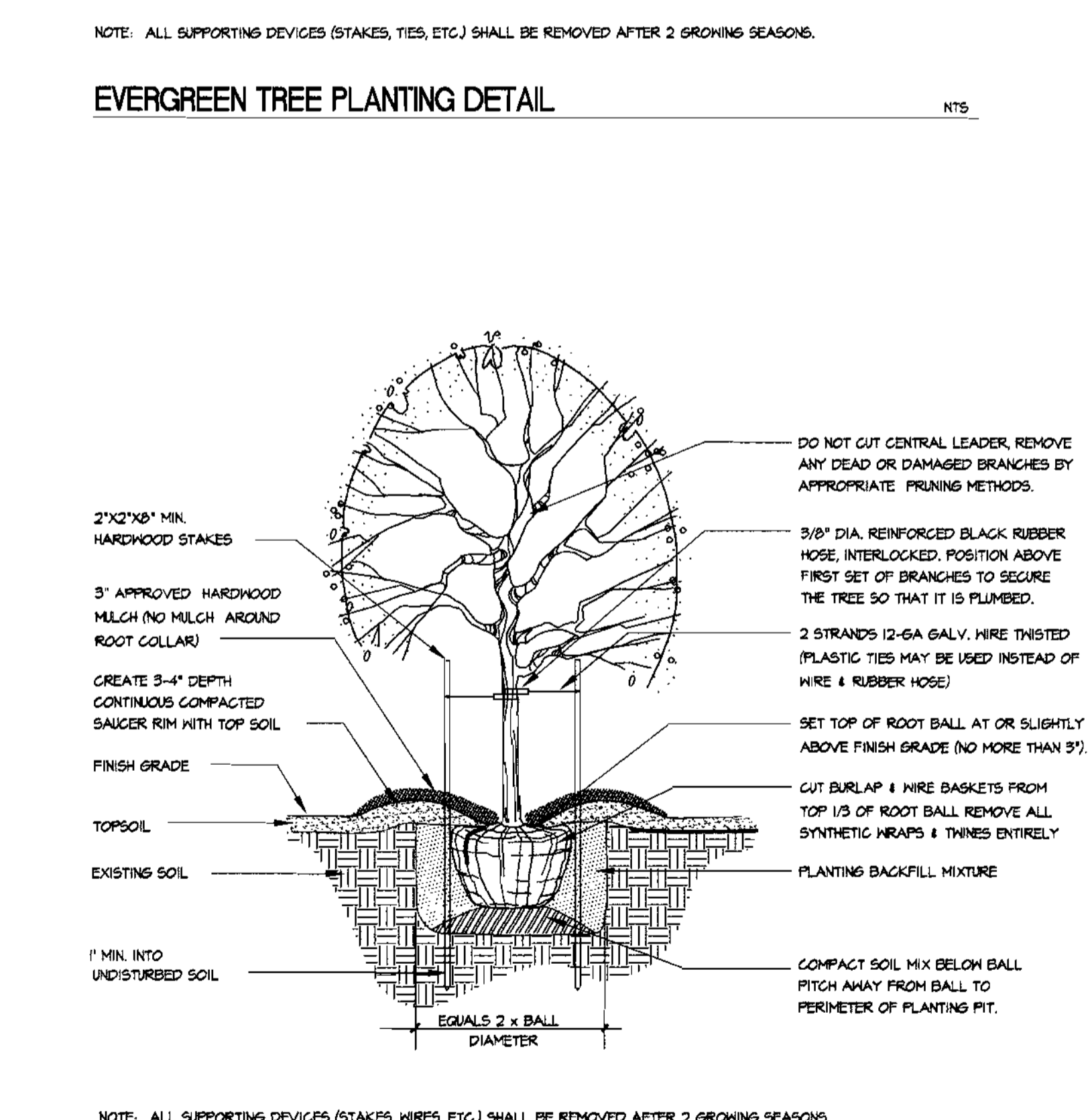
SAMPLE METAL FENCE STYLES FROM THE MAPLE LAWN, MARYLAND -- DESIGN GUIDELINES (PREPARED BY DESIGN COLLECTIVE, INC. FOR GAR MAPLE LAWN, INC. THE COMMUNITY DEVELOPER).



SIDEWALK PAVEMENT SECTION NO SCALE



PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



DECIDUOUS TREE PLANTING DETAIL NTS

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:

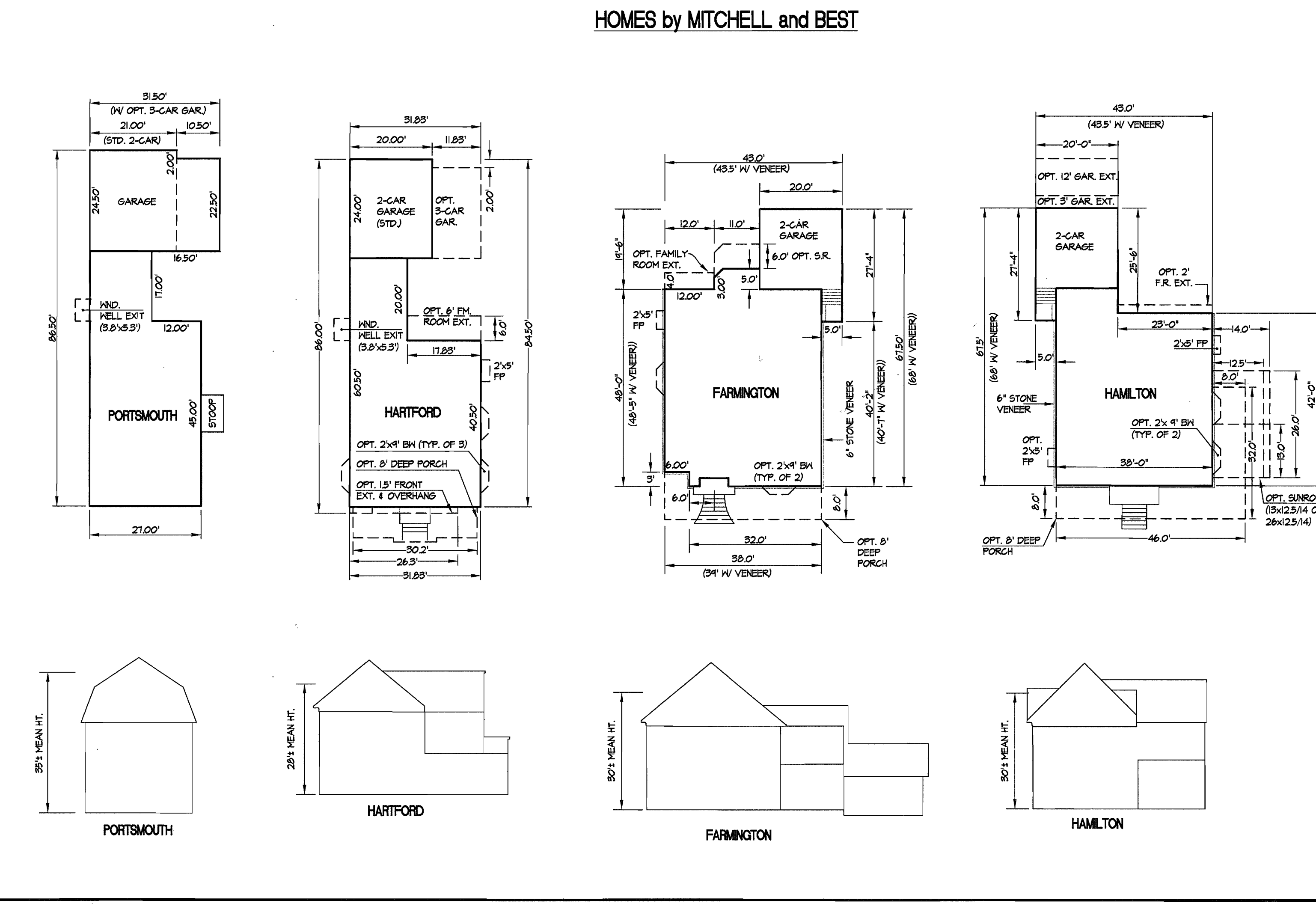
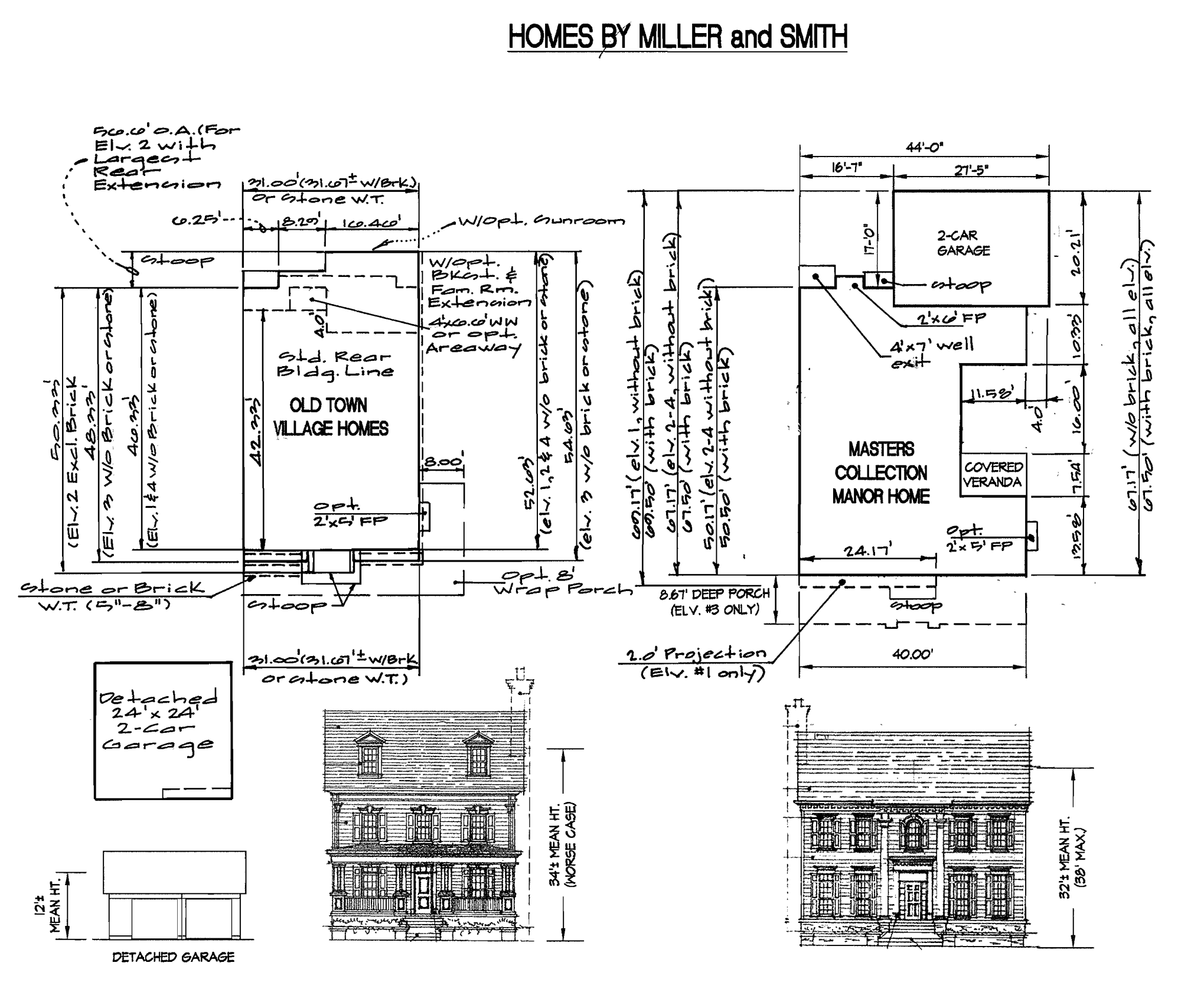
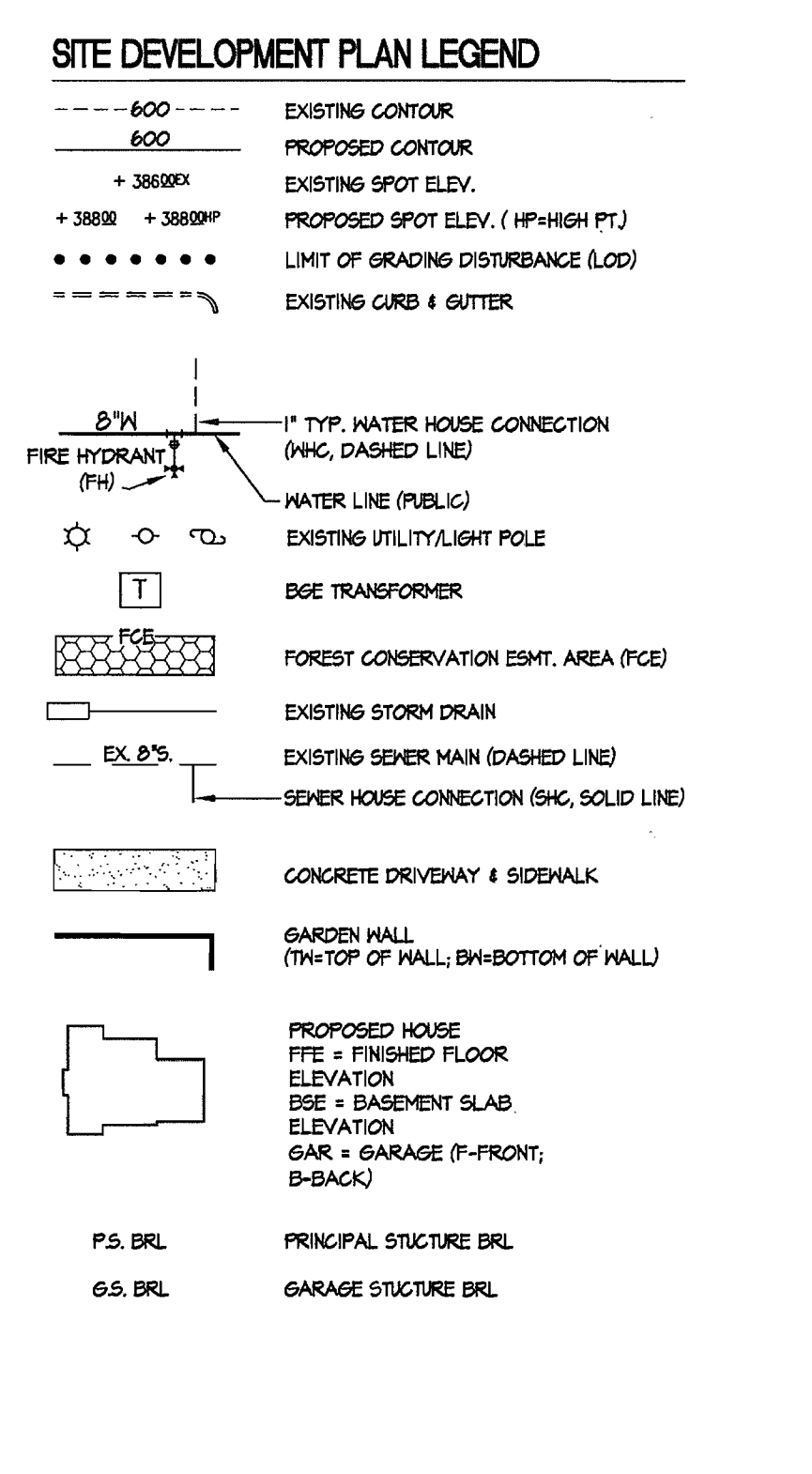
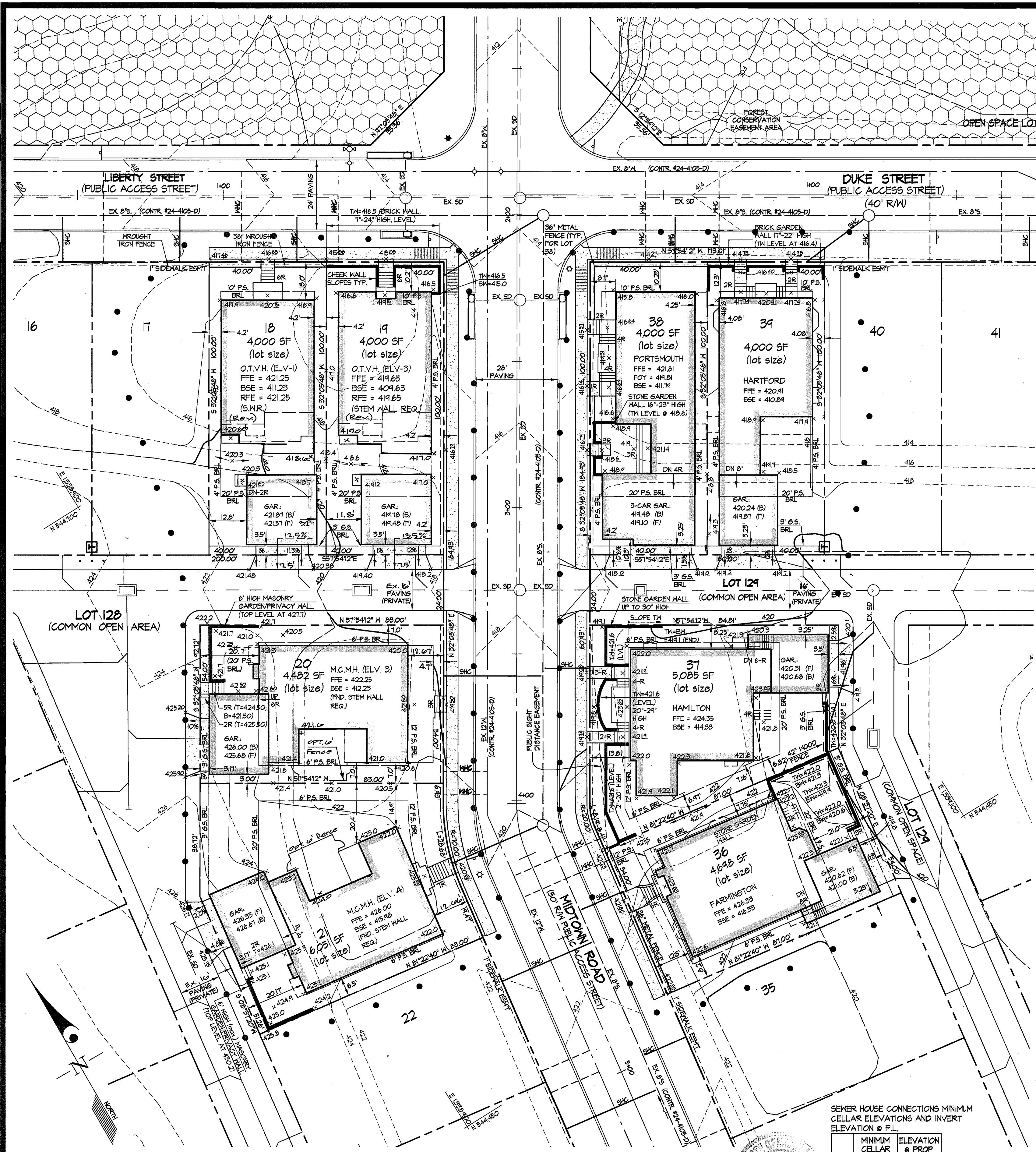
MAPLE LAWN FARMS

MIDTOWN DISTRICT - AREA 1: LOT Nos. 18-21 & 36-39 (SFD RESIDENTIAL USE)

PLAT No. 16085 - 16088

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
23/FEB/04	41	6 OF 6



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.

LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROP. LINE
18	411.04	407.64
19	407.20	403.74
20	413.13*	404.55*
21	415.65	412.24
36	414.31	410.60
37	413.31	404.34
38	406.64	403.30
39	406.62	403.10

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

- NOTES:
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL H/W'S TO THE SUBJECT LOTS OF THIS S/D ARE 1" PER CONTRACT #24-4105-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 - SEE THE CHART ON THIS SHEET FOR SHC INFORMATION. FOR LOT #20, THE PLUMBER SHALL VERIFY THE SHC INVERT (404.35) AT THE PROPERTY LINE AND EXTEND THE SHC UP THE HOUSE AT 12% (16 1/2 MIN.) IN ORDER TO PROVIDE GRAVITY SEWER SERVICE TO THIS HOUSE.
 - ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 1418 FOLIO 212 THROUGH 366).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark S. Dr. [Signature] 3/15/04
Director Date

[Signature] 3/12/04
Chief, Division of Land Development Date

[Signature] 3/16/04
Chief, Development Engineering Division MK Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
BUILDER/LOT OWNER:
MILLER and SMITH of MAPLE LAWN, L.L.C.
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
PH: (703) 821-2500 x 236
attn: COLLEEN DWELLEY

BUILDER/LOT OWNER:
MB MAPLE LAWN, L.L.C.
1685 E. GLIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511 x 2101
attn: JOHN COGGAN

ELECTION DISTRICT No. 5

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
MIDDOWN DISTRICT - AREA 1: LOT Nos. 18-21 & 36-39
(SFD RESIDENTIAL USE)
PLAT No. 16085 - 16088

SCALE: 1" = 20'
ZONING: MXD-3
DATE: 23/FEB/04
TAX MAP - GRID: 41
SHEET: 2 OF 6

G. L. W. FILE No. 03013

SCALE: 1" = 20'
ZONING: MXD-3
DATE: 23/FEB/04
TAX MAP - GRID: 41
SHEET: 2 OF 6